

# LANGSTON BLACK

REAL ESTATE, INC.

## COMMERCIAL PROPERTY FOR SALE

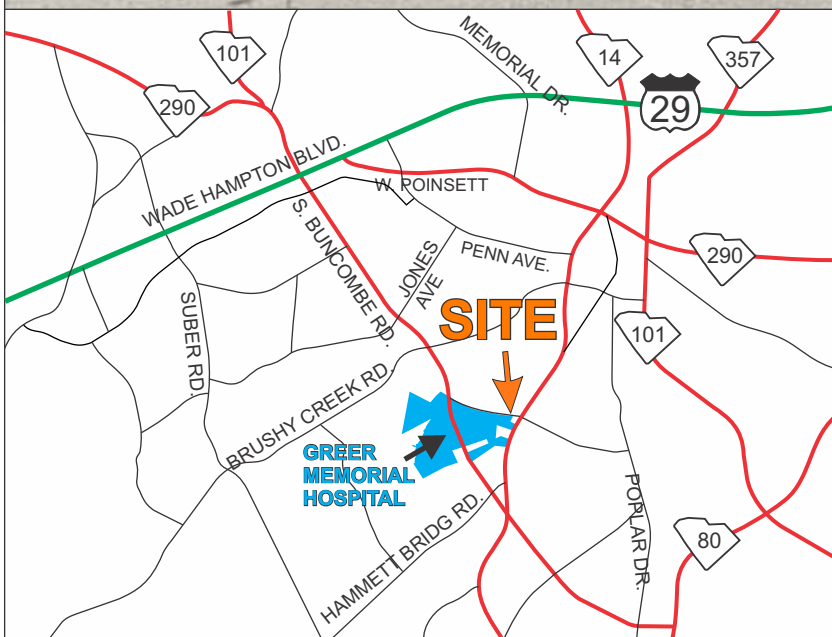
JUST OFF THE CORNER OF HWY 14 AND WEST RD

### 104 WEST ROAD, GREER

1,783+- SF ON 0.71+- ACRE PARCEL



ZONED GREENVILLE COUNTY C3



- 6 ROOMS & 2 BATHROOMS
- PUBLIC WATER
- SEPTIC TANK
- NATURAL GAS
- TAX MAP G004.00-01-011.00
- ADJACENT TO GREER CITY LIMITS

### \$350,000

FOR MORE INFORMATION CONTACT  
CHUCK LANGSTON AT 864-230-4302  
clangston@langston-black.com

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REAL ESTATE, INC.

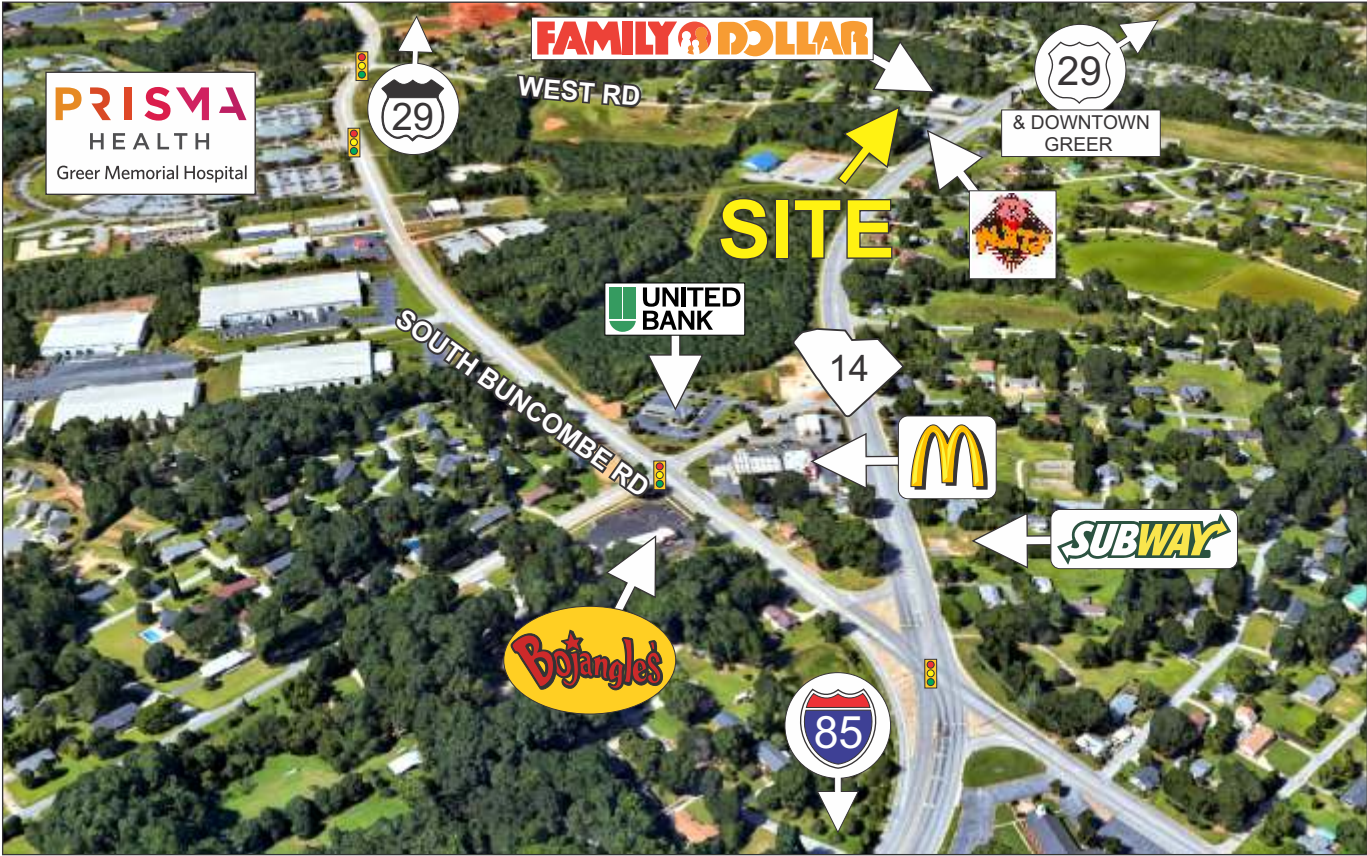
P.O. BOX 2167  
GREER, S.C. 29652  
BUS: 864-848-9070

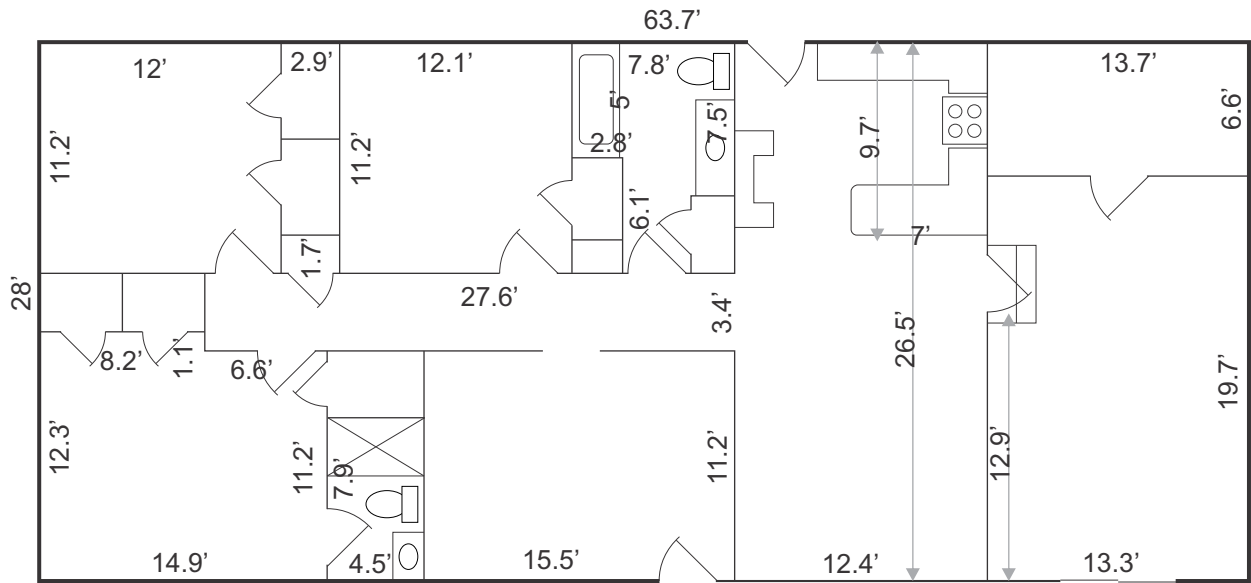
203

[www.langston-black.com](http://www.langston-black.com)

Every effort has been made to ensure the accuracy of the enclosed data, but we assume no responsibility for errors. All conditions and pricing subject to change without notice.  
(LANGSTON-BLACK SITE #203)

- 1/2+- MILE FROM GREER MEMORIAL HOSPITAL
- 1.4+- MILES TO THE HEART OF DOWNTOWN GREER





DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
2023 TOTAL POPULATION	8,352	45,809	83,796
2023 TOTAL HOUSEHOLDS	3,370	18,316	40,216
2023 AVG. HH INCOME	\$84,248	\$88,224	\$92,919
WEST ROAD TRAFFIC COUNT: 1,500 VPD			
HWY 14 (S MAIN ST) TRAFFIC COUNT: 12,400 VPD			



