



**BERKSHIRE
HATHAWAY**
HomeServices

C. Dan Joyner, REALTORS®

COMMERCIAL DIVISION

Presented by

Hope Tz Schmalzl

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Redevelopment Opportunity

2.85± acres overlooking Unity Park



**BERKSHIRE
HATHAWAY**

HOMESERVICES

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424 Birine St | Greenville, SC 29611

COMMERCIAL DIVISION

Redevelopment Opportunity

424 Birine St | Greenville, SC 29611

2.85± acres overlooking Unity Park currently the City of Greenville's most coveted project. This is the place to be and WE have the place for you!

- ♦ 11,664± SF Building currently occupied by -
 - The Elks Club as an Event Center
- ♦ Tax Map #0055000301700 - Zoned O-D
- ♦ Property located in an "Opportunity Zone" with
 - additional tax breaks available
- ♦ Property within City Limits

[Listing Link](#)

[Unity Park Link](#)

[City of Greenville Comprehensive](#)

Asking Price:

\$3,170,000



Hope Tz Schmalzl

Commercial Broker

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KEY FACTS

77,336

Population



Average
Household Size

38.3

Median Age

\$37,511

Median Household
Income

EDUCATION

22%

No High
School
Diploma



26%

High School
Graduate



22%

Some College



30%

Bachelor's/Grad/Prof
Degree

BUSINESS



4,774

Total Businesses



59,326

Total Employees

EMPLOYMENT



White Collar

57%



Blue Collar

24%



Services

18%

4.2%

Unemployment
Rate

INCOME



\$37,511

Median Household
Income



\$27,538

Per Capita Income



\$24,165

Median Net Worth

Households By Income

The largest group: <\$15,000 (19.3%)

The smallest group: \$150,000 - \$199,999 (3.2%)

Indicator	Value	Difference	
<\$15,000	19.3%	+9.6%	
\$15,000 - \$24,999	14.7%	+4.9%	
\$25,000 - \$34,999	13.2%	+2.6%	
\$35,000 - \$49,999	13.2%	-0.3%	
\$50,000 - \$74,999	13.7%	-3.7%	
\$75,000 - \$99,999	8.0%	-4.5%	
\$100,000 - \$149,999	8.9%	-6.4%	
\$150,000 - \$199,999	3.2%	-2.3%	
\$200,000+	5.9%	+0.2%	

Bars show deviation from
Greenville County

MARKETING PROFILE

424 Birnie St, Greenville, South Carolina, 29611 2

Ring of 3 miles

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ANNUAL HOUSEHOLD SPENDING



\$1,669

Apparel &
Services



\$127

Computers &
Hardware



\$2,844

Eating Out



\$4,117

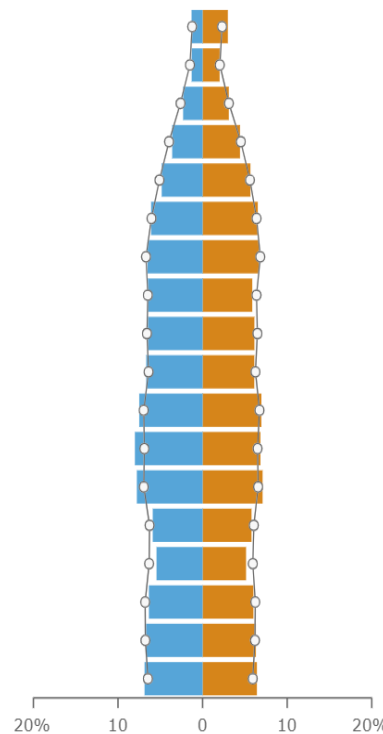
Groceries



\$4,679

Health Care

Age Pyramid



The largest group:

2019 Male Population
Age 30-34 (Esri)

The smallest group:

2019 Male Population
Age 80-84 (Esri)

Dots show comparison to
Greenville County

EDUCATION

22%

No High
School
Diploma



26%

High School
Graduate



22%

Some College



30%

Bachelor's/Grad/Prof
Degree

POPULATION TRENDS AND KEY INDICATORS

424 Birnie St, Greenville, South Carolina, 29611 2

77,336

Population

32,508

Households

2.31

Avg Size Household

38.3

Median Age

\$37,511

Median Household Income

\$158,340

Median Home Value

64

Wealth Index

117

Housing Affordability

68

Diversity Index

MORTGAGE INDICATORS



\$6,799

Avg Spent on Mortgage & Basics



20.7%

Percent of Income for Mortgage

POPULATION BY GENERATION



7.2%

Greatest Gen:
Born 1945/Earlier



21.5%

Baby Boomer:
Born 1946 to 1964



20.2%

Generation X:
Born 1965 to 1980



25.4%

Millennial:
Born 1981 to 1998



21.7%

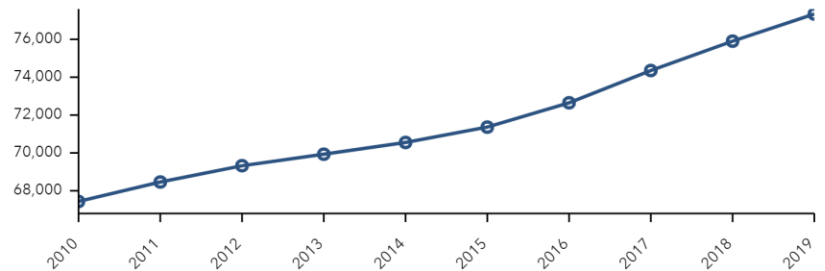
Generation Z:
Born 1999 to 2016



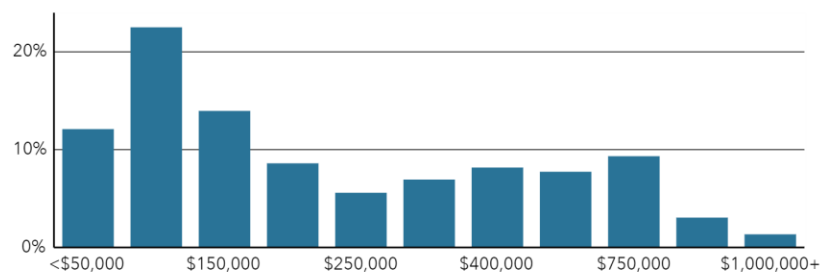
4.0%

Alpha: Born
2017 to Present

Historical Trends: Population



Home Value



Housing: Year Built

