

# New Multi-Tenant Building

## I-85 & Pelham Road

Greenville, SC 29615



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Greenville, SC 29607  
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## Property Overview

### PROPERTY FEATURES

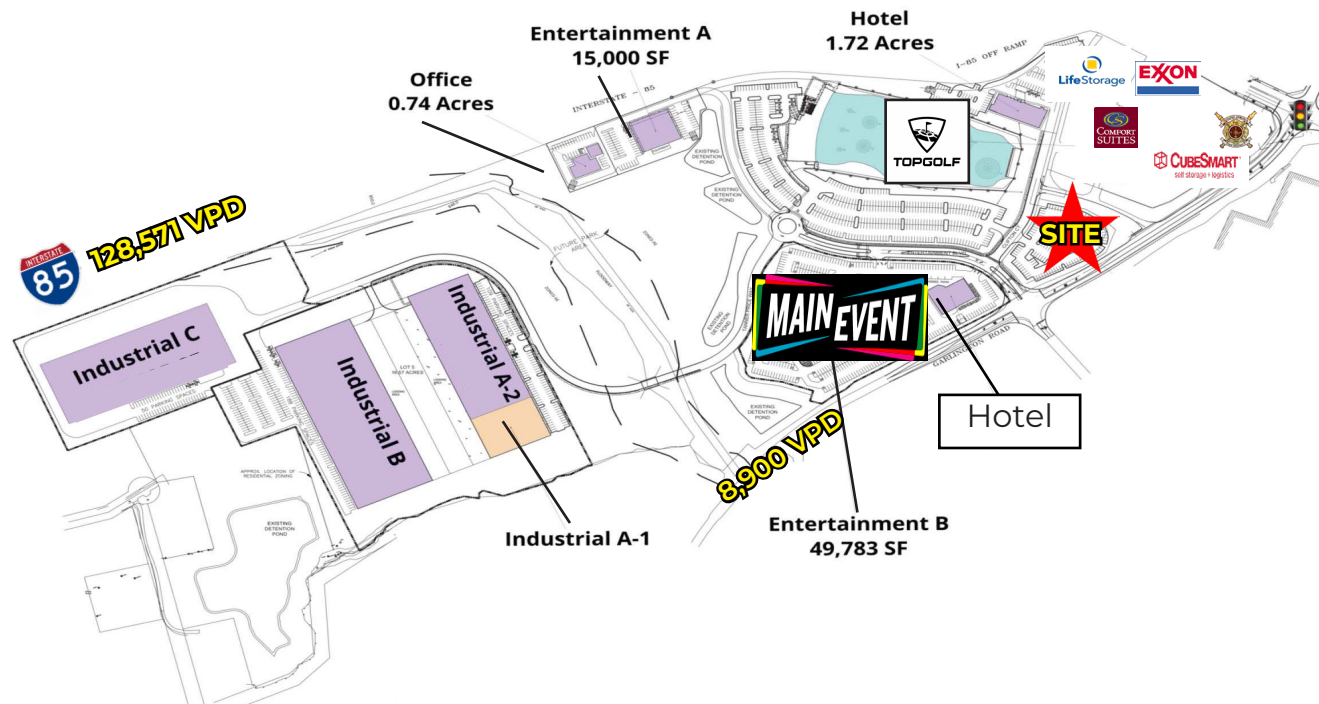
- Up to ±8,000 SF available for lease
- Adjacent Top Golf development and Main Event
- Close proximity to Michelin, BMW Manufacturing, and General Electric
- Located along Pelham Road's major retail corridor with strategic regional positioning along the booming I-85 corridor between Atlanta and Charlotte
- I-85/385 Gateway Project: An estimated 5 year \$231 million road improvement project surrounding the property, making it the 2nd largest transportation project in SC history
- Nearby retail/restaurants include: Top Golf, Starbucks, Five Guys, Poke Bros., Chick-fil-A, Earth Fare, Shuckin' Shack, Moes, California Dreaming, Red Bowl, and more

### DEMOGRAPHICS

	1 mile	3 miles	5 miles
Population	4,386	50,329	135,085
Employees	3,603	40,072	106,850
Avg HH Income	\$69,329	\$108,994	\$101,720

### TRAFFIC COUNTS

Garlington Road	8,900 VPD
Pelham Road	30,037 VPD
I-85	128,571 VPD





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## Aerial





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## Conceptual Site Plan

