

## **Development Site**

Pelham Road, Greenville SC



Population 6,069 51,860 129,509 Projected Population 6,587 56,266 140,268 (2022) Avg. Household \$92,804 \$101,009 \$89,824 Income  DAYTIME POPULATION  Total Businesses 646 2,700 6,850  Total Employees 8,067 36,895 89,604  TRAFFIC COUNTS  I-85 111,000 Pelham Road 23,718	DEMOGRAPHICS	1 Mile	3 Mile	 5 Mile
Projected Population (2022)         6,587         56,266         140,268           Avg. Household Income         \$92,804         \$101,009         \$89,824           DAYTIME POPULATION         Total Businesses         646         2,700         6,850           Total Employees         8,067         36,895         89,604           TRAFFIC COUNTS           I-85         111,000	DEMOGRAFINGS	1 MILE	2 Mille	
(2022)  Avg. Household   \$92,804   \$101,009   \$89,824   Income  DAYTIME POPULATION  Total Businesses   646   2,700   6,850     Total Employees   8,067   36,895   89,604      TRAFFIC COUNTS  I-85   111,000	Population	6,069	51,860	129,509
Income	'	6,587	56,266	140,268
Total Businesses         646         2,700         6,850           Total Employees         8,067         36,895         89,604           TRAFFIC COUNTS           I-85         111,000		\$92,804	\$101,009	\$89,824
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TRAFFIC COUNTS I-85 111,000	Total Businesses	646	2,700	6,850
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.,,	TRAFFIC COUNTS			
Pelham Road 23,718	I-85	111,000		
	Pelham Road	23,718		

## PROPERTY FEATURES:

- 9.2+/- Acres
- Located at the Intersection of Pelham Road & Boiling Springs Road across from QuikTrip
- Signalized Intersection
- Zoning FRD
- Close Proximity to I-85, BMW, GSP International Airport, South Carolina's Inland Port, Michelin's North American Headquarters, Bausch and Lomb, Greenville Health System & ScanSource



No warranty or representation, expressed or implied, is made to the accuracy of the information contained herein, and the same is submitted subject to errors, omissions, change of price, rental or other conditions, imposed by the principles.

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