



**COLDWELL
BANKER
COMMERCIAL**
CAINE

156 KERNS AVE., SUITE A

Greenville, SC 29609

AVAILABLE SPACE

+/-2,400 SF

LEASE RATE

\$1,400/Month (MG)



FOR LEASE

CBCCAINE.COM

CONTACT

T. Cox
864.250.4043
tcox@cbccaine.com

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**COLDWELL BANKER COMMERCIAL
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117 Williams Street, Greenville, SC 29601
864.250.2800



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OFFERING SUMMARY

Available SF: +/-2,400 SF

Lease Rate: \$1,400/Month (MG)

Lot Size: +/-1.05 Acres

Building Size: +/-4,800 SF

Zoning: S-1

PROPERTY OVERVIEW

Flex Building for Lease

PROPERTY HIGHLIGHTS

- +/-1,020 SF Office and Storage Room
- +/-1,380 SF Warehouse
- 2 Restrooms in office
- Climate controlled office area
- Shelving in storage room stays
- 2 office desks stay
- Warehouse ceiling height: 9'9" at eaves, 11' at center
- Mop sink in warehouse
- 10' Rollup Door
- 15 on-site parking spaces
- Trailer parking available behind building
- Close proximity to downtown Greenville and Cherrydale

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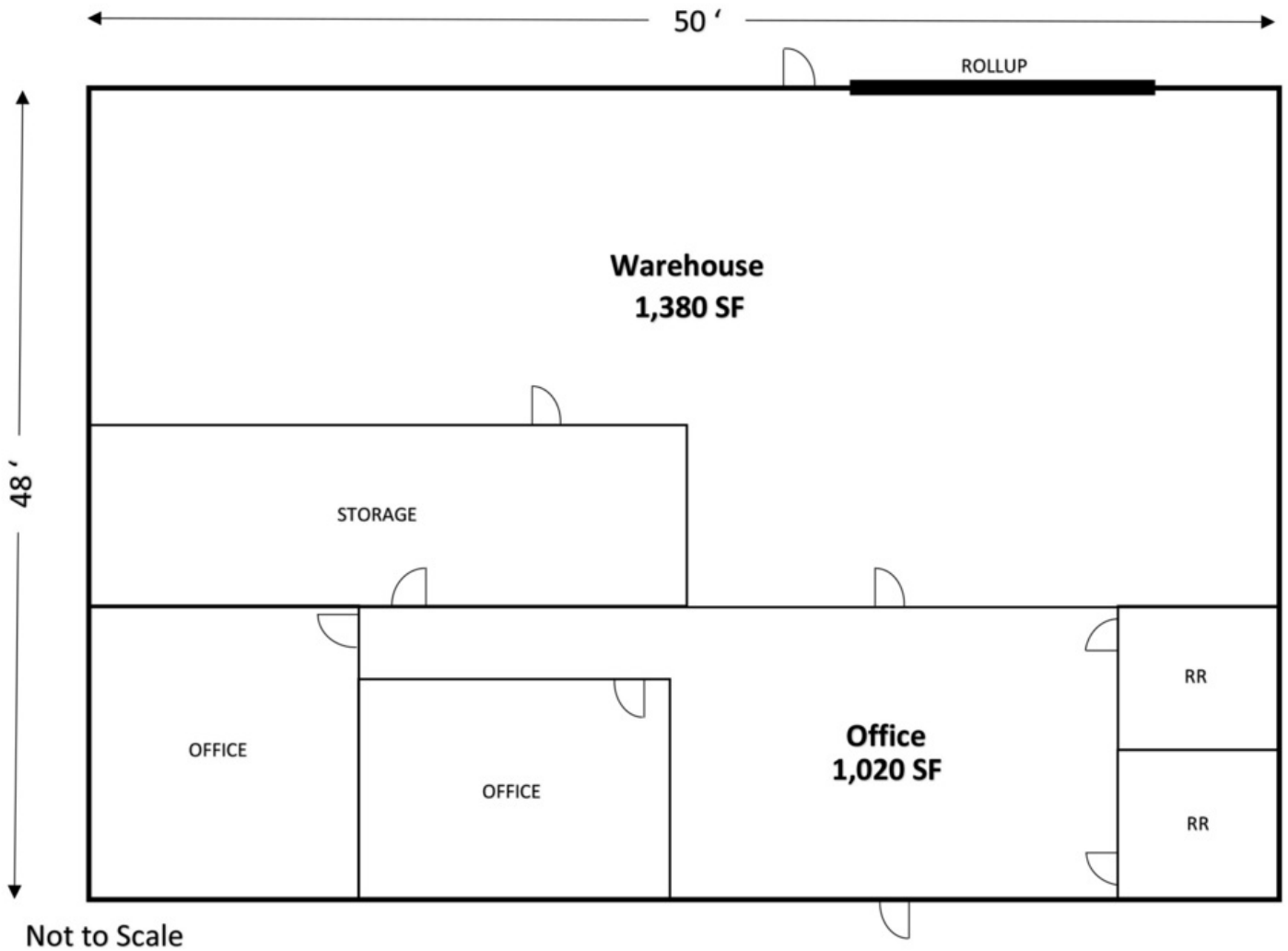
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Office - Desk to Stay



Office - Desk to Stay



Office



Office

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Warehouse



Warehouse



Warehouse



Warehouse

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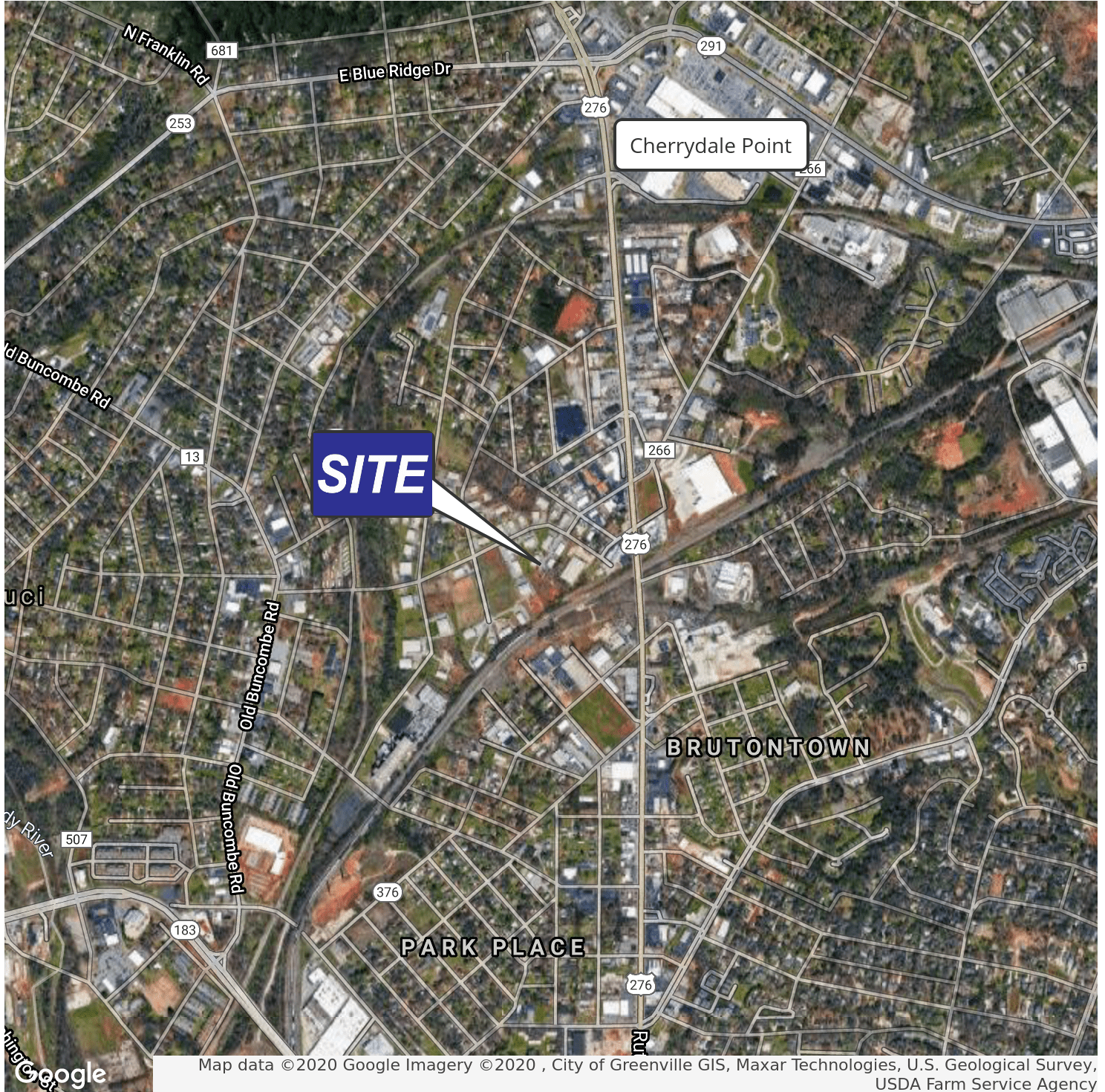




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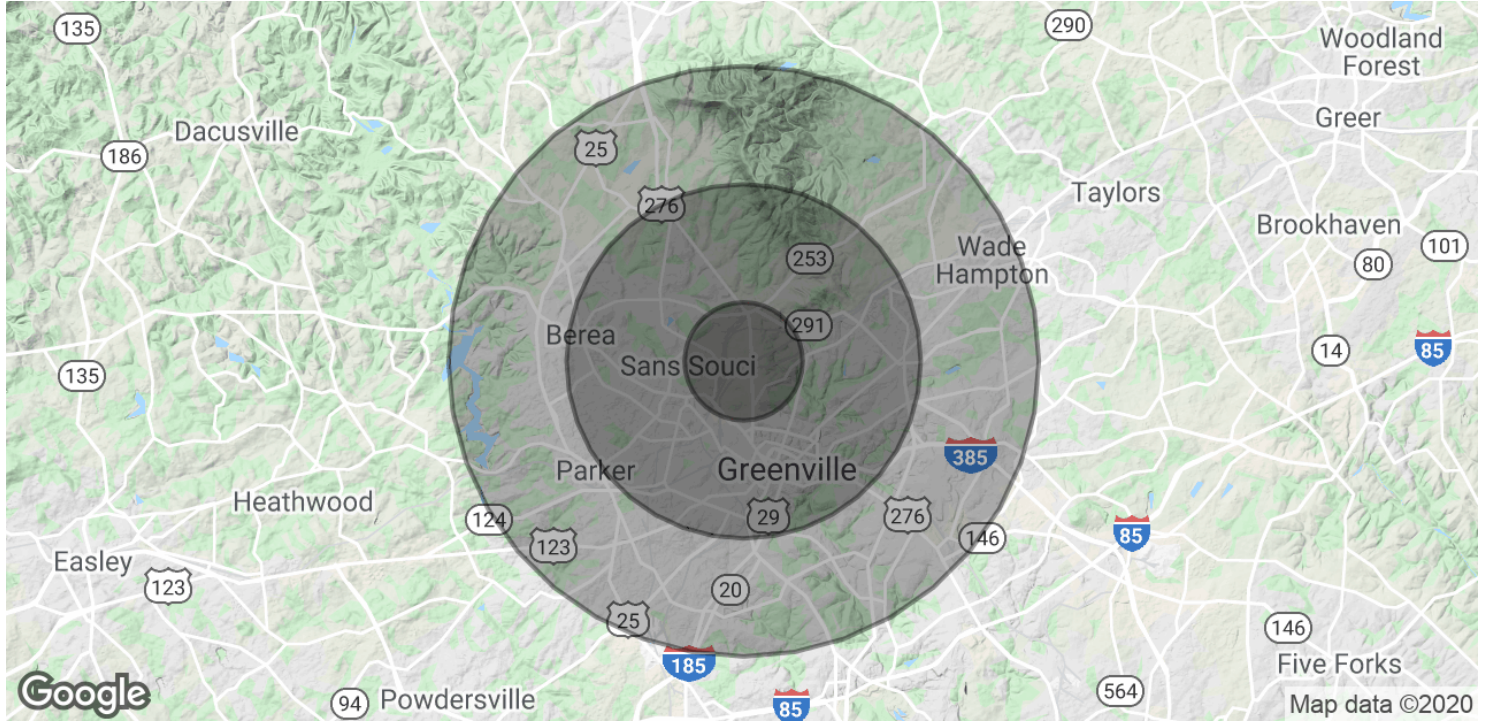
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	7,320	59,682	139,010
Median age	30.4	35.5	36.5
Median age (Male)	28.1	34.1	34.9
Median age (Female)	31.3	36.8	38.0
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	2,912	24,030	57,334
# of persons per HH	2.5	2.5	2.4
Average HH income	\$36,328	\$47,283	\$52,896
Average house value	\$256,101	\$212,020	\$172,632

* Demographic data derived from 2010 US Census

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