

NOW PRE-LEASING
MAY 2017 DELIVERY
3 RETAIL SUITES AVAILABLE

5151 PELHAM ROAD, GREENVILLE, SC 29615



AVAILABLE SPACE

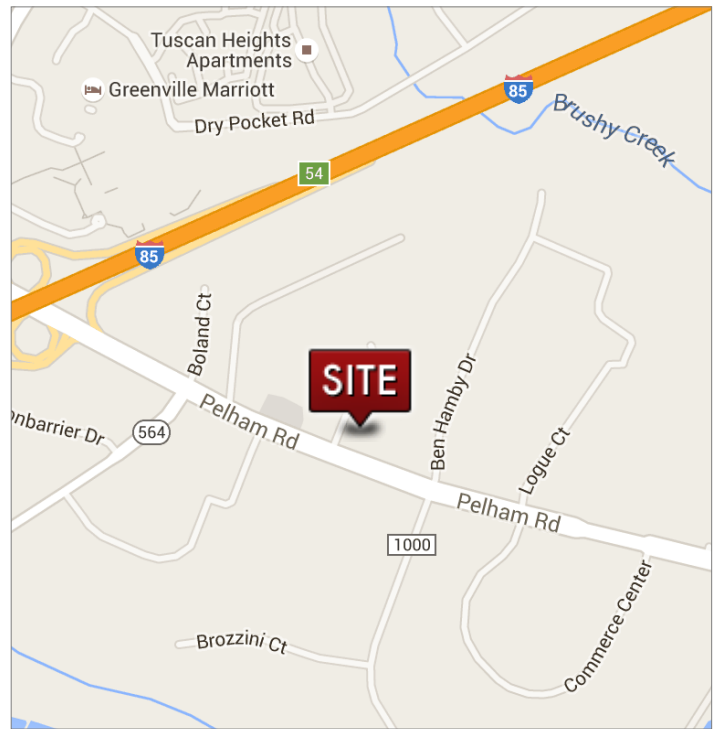
Suite 101:	±1,808 SF
Suite 102:	±1,631 SF
Suite 103:	±2,007 SF

LISTING FEATURES

- Zoned C-1; Greenville County
- Total building size: ±7,085 SF on a 1.87 acre lot
- Ample onsite parking; parking ratio 6/1000
- Traffic count: 20,600 VPD
- Delivered as "finished vanilla shell"
- No floor covering; walls to ready for paint
- Lease Rate: \$24.50/SF (NNN)

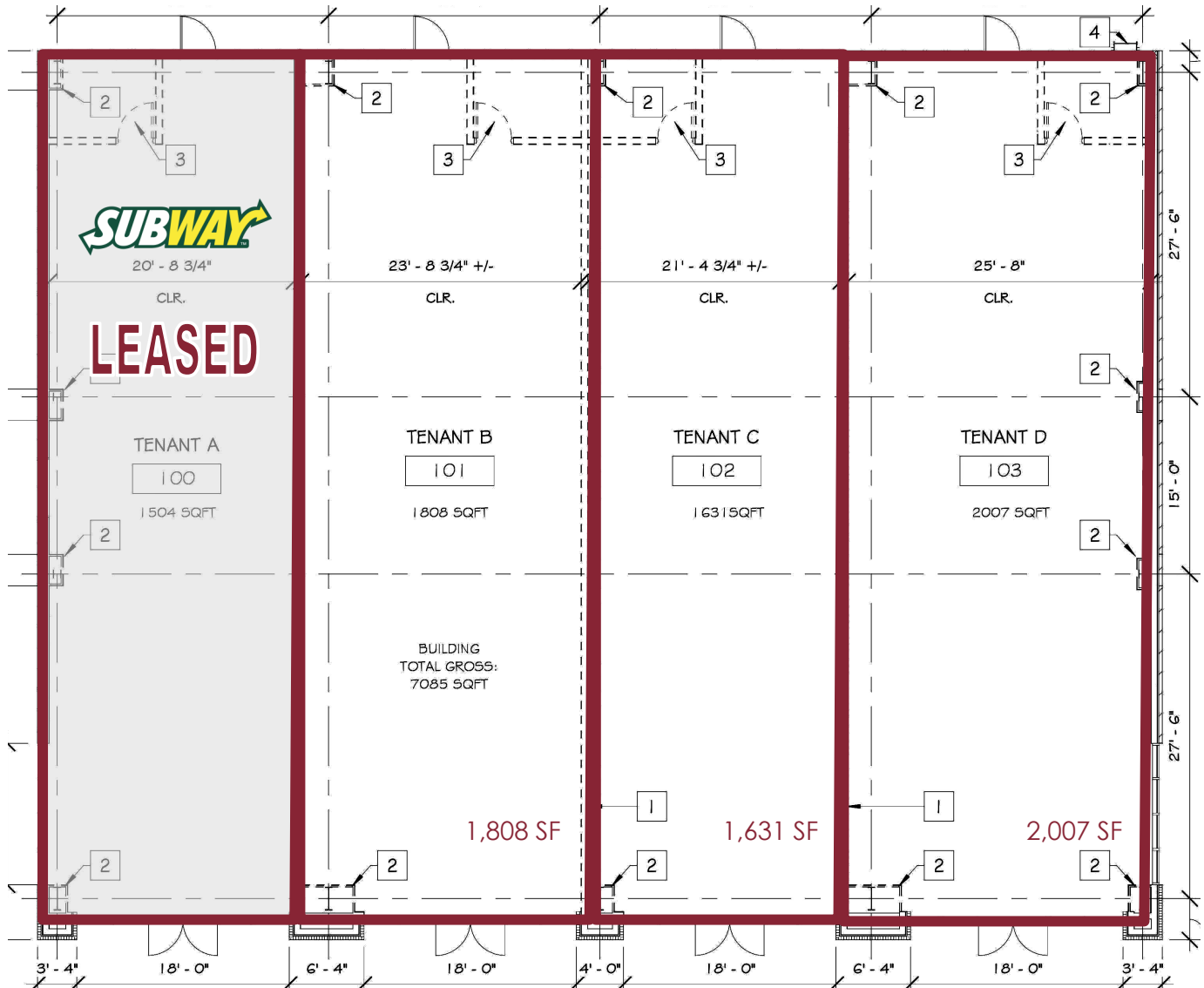
LOCATION

On Pelham Road between I-85 & Highway 14
Minutes from the GSP International Airport



5151 PELHAM ROAD

FLOORPLAN



5151 PELHAM ROAD

AREA MAP



DAYTIME EMPLOYMENT

5151 Pelham Road is located on the east side of I-85. This side of the interstate has hundreds of corporations with very little retail. Within a 1 mile radius of 5151 Pelham Road there are over 10,000 daytime employees—meaning the population in this area more than triples during work hours.

SURROUNDING EMPLOYERS

See right for a list of companies less than half a mile from 5151 Pelham Road. This is not a complete list of companies, as they are too numerous to mention.

1. Commerce Center

Berrang
ADT Security Services
Span-America Medical
SC Air Distributors
Paxton Access
Hyundam America
Vessel Medical
Edist
Pratrivero
Armor Packaging Corp.
International Plastics

2. Hyland Rd

Bostik
Interim HealthCare
Eastern Industrial Supplies
Gerber Childrenswear
Atlas Hydraulics
Carolina Atlantic Distributors
DEWALT
Spartan Staffing
Tradesmen International
Dryclean USA
Real Floors

3. Pelham Davis Cir

Schneider
Commercial Engraving
31-W Insulation
Izumi International
Frontier Label
G&K Services
TBMC
Continental Engines
Sign Crafters USA
The Longarm Network
SCI Electronics

4. Pelham Ridge Dr

SYNNEX Corporation
Loglxx Systems
J.A. King
Guaranteed Supply Co.
CTX Mortgage
Utility Partners of America
Meyer Tools
Fastener Supply
National Service Center
Red Leaf Hardwood
Elks Lodge

5. Brozzini Ct

McCarthy Tire
Softbox Systems
Standard Motor Products
ProLogistix
Lansing Building Products
UPS Mail Innovations
Optimas Solutions
Baldor Dodge Reliance
Imperial Pools
Bath Planet
Sherwin Williams

6. Ben Hamby/Logue Ct

Scan Source
Super Duper Publications
Wright Metal Products
Silvercote
Mattress Firm
OPTIBELT
Patterson Dental
Siemens
Airgate PCS
Champion Coach
Sharp Business Systems

5151 PELHAM ROAD

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Population			
2015 Total Population:	3,082	43,346	114,851
2020 Population:	3,247	46,367	123,300
Pop Growth 2015-2020:	5.35%	6.97%	7.36%
Average Age:	39.60	39.50	38.60
Households			
2015 Total Households:	1,434	17,319	45,902
HH Growth 2015-2020:	5.37%	7.11%	7.48%
Median Household Inc:	\$63,344	\$77,375	\$70,014
Avg Household Size:	2.10	2.50	2.50
2015 Avg HH Vehicles:	2.00	2.00	2.00

