

# GARLINGTON NORTH

Interstate 85 & Pelham Road, Greenville, SC 29615

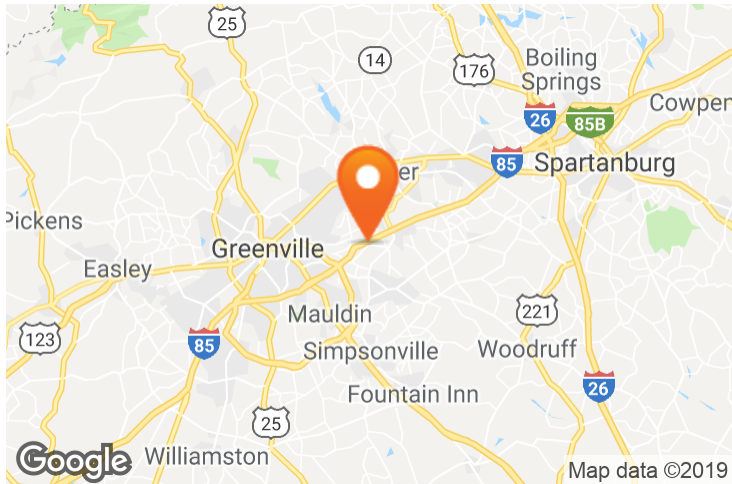
## EXECUTIVE SUMMARY



JOIN TopGolf

## LOCATION OVERVIEW

50+ acre entertainment and mixed-use development on I-85 and Pelham Road in Greenville, SC



## PROPERTY HIGHLIGHTS

- Anchored by Top Golf (NOW OPEN) and proposed dine-in cinema
- Amazing visibility to highest interstate traffic count in all upstate South Carolina
- A total of 1,556 hotel rooms at the Interchange
- Excellent surrounding demographics & growth
- Zoned for Restaurant, Hotel, and Entertainment
- Land parcels available for sale, lease, build-to-suit - 1 to 8 acres & parcel can be expanded
- Traffic Counts - I-85: 130,600 AADT; Pelham Rd: 25,800 AADT

## DEMOGRAPHICS

	3 MILES	5 MILES	10 MILES
2018 Population Density	49,918	131,246	397,869
2018 Daytime Population	39,717	89,636	266,067
2018 Average HH Income	\$110,966	\$96,617	\$79,159

## EXCLUSIVE AGENT(S)

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## SITE PLAN



SUITE	TENANT NAME	SPACE SIZE
Lot 1	Available	1.61 Acres
Lot 2A	Proposed Dine-In Movie Theater	5.38 Acres
Lot 2B	Available	2.96 Acres
Lot 3	Top Golf	11.88 Acres
Lot 4	Available	1.62 Acres
Lot 5	Proposed Hotel	1.7 Acres

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