



LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

MEDICAL OFFICE FOR LEASE | ±4,000 SF

3535 Pelham Road, Suite 101, Greenville, SC

Lease Rate: \$14.25 / SF NNN

Available February 1st, 2024



RIGHT OFF PELHAM ROAD & ONLY ±0.5 MILE FROM I-85

HIGHLIGHTS

- Available February 1st, 2024
- Large Breakroom
- Large Conference Room
- Private Physician Suite
- Four Exam Rooms with Medical Grade Wiring
- Two ADA Compliant Restrooms in Suite
- Lab Space
- Large Collaborative Area

DETAILS

BUILDING SIZE: ±8,000 SF

AVAILABLE SPACE: ±4,000 SF

ZONING: POD; Planned Office District

COUNTY: Greenville

CITY LIMITS: No

DARATH MACKIE

Broker Associate
dmackie@lee-associates.com

RANDALL BENTLEY, CCIM, SIOR

President / Principal
rbentley@lee-associates.com



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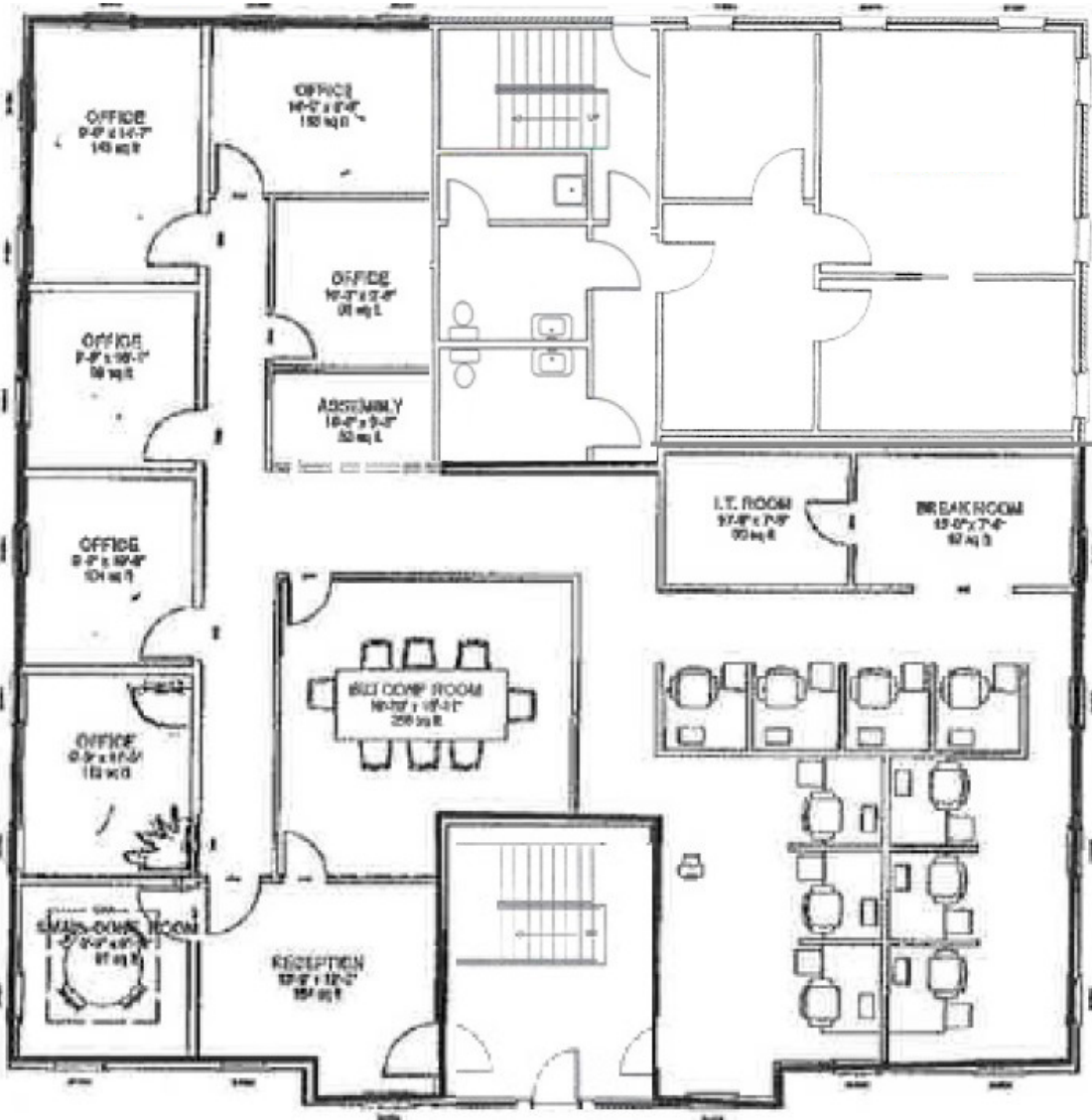
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FLOOR PLAN



Floor plan shown is a general layout of the space available. It may not be 100% accurate.

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POPULATION	3 MILE	5 MILE	10 MILE
2022 Population	52,181	139,749	434,261
2027 Population Projection	57,199	154,512	483,319
Annual Growth 2010-2022	0.9%	1.4%	1.8%
HOUSEHOLDS	3 MILE	5 MILE	10 MILE
2022 Households	21,831	57,847	172,932
2027 Household Projection	23,965	63,967	192,370
Avg Household Income	\$113,385	\$103,343	\$91,127
Median Household Income	\$86,592	\$78,629	\$66,281

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