

**AVISON
YOUNG**



3C

CLEVELAND COURT

GREENVILLE, SC 29607

OFFICE SPACE FOR SALE OR LEASE

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Offering

This is a great opportunity for a small to mid-size dentist office or medical practice. It is located in a very active office park near downtown on Cleveland Street. There are 12 dedicated parking spaces with more available. The front door opens to a large waiting room with a glassed-in reception area for staff. The space has four patient rooms with access to plumbing. There are two large patient bathrooms with great finishes. There's also a large office and a break room with dual sinks.

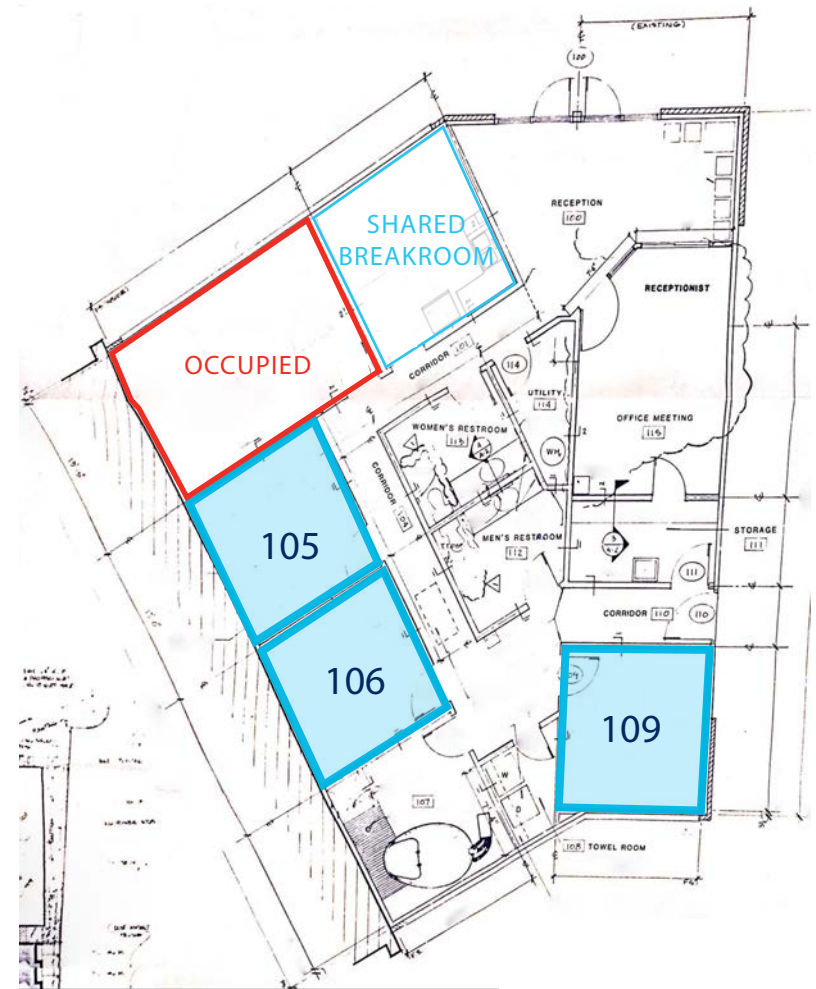
Area/Location Description

Located in an active medical park on heavily-trafficked Cleveland Street. Easily accessible to residents of Gower and Augusta Road neighborhoods.

Lease Information

Unit	Size	Lease Rate	Lease Type	Available
105	144 sf	\$500/mo	FS	Immediately
106	144 sf	\$500/mo	FS	Immediately
109	144 sf	\$500/mo	FS	Immediately

Sale Price: \$300,000



Snapshot

Tax Map	0269000100224
Acres	0.23Acres
Year Built	1985
GLA	2,095 sf
Parking	12 Spaces
Floors	1
Zoning	OD
County	Greenville
Municipality	Greenville



KEY FACTS

62,265

Population



Average
Household Size

38.6

Median Age

\$44,134

Median Household
Income

BUSINESS



4,939

Total Businesses



73,379

Total Employees

INCOME



\$44,134

Median Household
Income



\$33,096

Per Capita Income



\$26,116

Median Net Worth

EDUCATION

14%

No High
School
Diploma



22%

High School
Graduate



24%

Some College



40%

Bachelor's/Grad/Prof
Degree

EMPLOYMENT



White Collar

68%



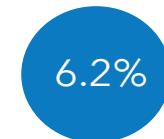
Blue Collar

18%



Services

14%



6.2%

Unemployment
Rate

Households By Income

The largest group: <\$15,000 (18.7%)

The smallest group: \$150,000 - \$199,999 (4.7%)

Indicator	Value	Difference	
<\$15,000	18.7%	+6.7%	
\$15,000 - \$24,999	11.7%	+1.9%	
\$25,000 - \$34,999	10.5%	+0.5%	
\$35,000 - \$49,999	13.4%	-0.1%	
\$50,000 - \$74,999	15.3%	-2.4%	
\$75,000 - \$99,999	9.0%	-3.1%	
\$100,000 - \$149,999	10.2%	-4.0%	
\$150,000 - \$199,999	4.7%	-0.8%	
\$200,000+	6.6%	+1.4%	

Bars show deviation from
Greenville County





South Carolina Brokerage Team

Our South Carolina brokers deliver integrated real estate services to occupiers and investors. Through a dedicated principal-led business resources team, we provide solutions via tools, technology and expertise to support our clients however complex their challenges. Our approach is holistic and consistent. It starts with the Avison Young team's understanding of your business priorities, not with real estate transactions. For our clients, this means we produce customized, cost-effective solutions with speed, creativity and confidence.

Brokerage Team



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Support Team



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