

# Plaza On Pelham

3935 Pelham Road Greenville, SC 29615



**1,696 SF Available**

### PROPERTY HIGHLIGHTS

- Walmart Supercenter shadow strip center
- Full access on Pelham Road into the center
- Cross access with Walmart Supercenter, an additional full access point, and signalized intersection via Old Boiling Springs Road
- Pylon Signage available fronting Pelham Road
- Ample Parking
- Pelham Road Traffic Counts 23,718 VPD
- Co-tenants include Five Guys, Duck Donuts, Eggs Up Grill, Rooster's, NY Butcher Shoppe, among others

| DEMOGRAPHICS         | 1 MILE   | 3 MILES   | 5 MILES   |
|----------------------|----------|-----------|-----------|
| Population Density   | 6,041    | 50,694    | 135,663   |
| Average HH Income    | \$98,950 | \$117,878 | \$103,684 |
| Projected Population | 6,350    | 54,743    | 149,440   |

EXCLUSIVEAGENT(S)  
**PATRICK BENTLEY**  
 patrick@highpoint-realestate.com  
**770.462.0055**





| SUITE | TENANT             | SF    |
|-------|--------------------|-------|
| A & B | Eggs Up Grill      | 3,305 |
| C     | Polished On Pelham | 1,800 |
| D     | Poke Bros          | 1,530 |
| E     | Vape World         | 1,776 |
| F     | Black Belt Karate  | 1,702 |
| G     | Available          | 1,696 |

|   |                   |       |
|---|-------------------|-------|
| H | NY Butcher Shoppe | 1,499 |
| I | Rooster,s         | 1,184 |
| J | Duck Donuts       | 1,607 |
| K | Five Guys         | 2,701 |



# Property Photo | 3935 Pelham Road Greenville, SC 29615





No warranty expressed or implied has been made as to the accuracy of this information, no liability assumed for errors or omissions.