



Flex space

Offering Summary

Lease Rate:	\$10/sf modified gross
Building Size:	43,000 SF
Available SF:	±7,250 SF
Zoning:	C-2

- Upfit allowance available for customized buildout
- Multiple ground-level roll-up doors
- Diverse mix of popular local tenants
- Located at highly visible, signalized intersection of Pelham Road & Pelham Commons Road with traffic counts upwards of 22,500 VPD
- Centrally located, convenient to downtown Greenville, I-385 and I-85 corridors

Get more information

James McKay

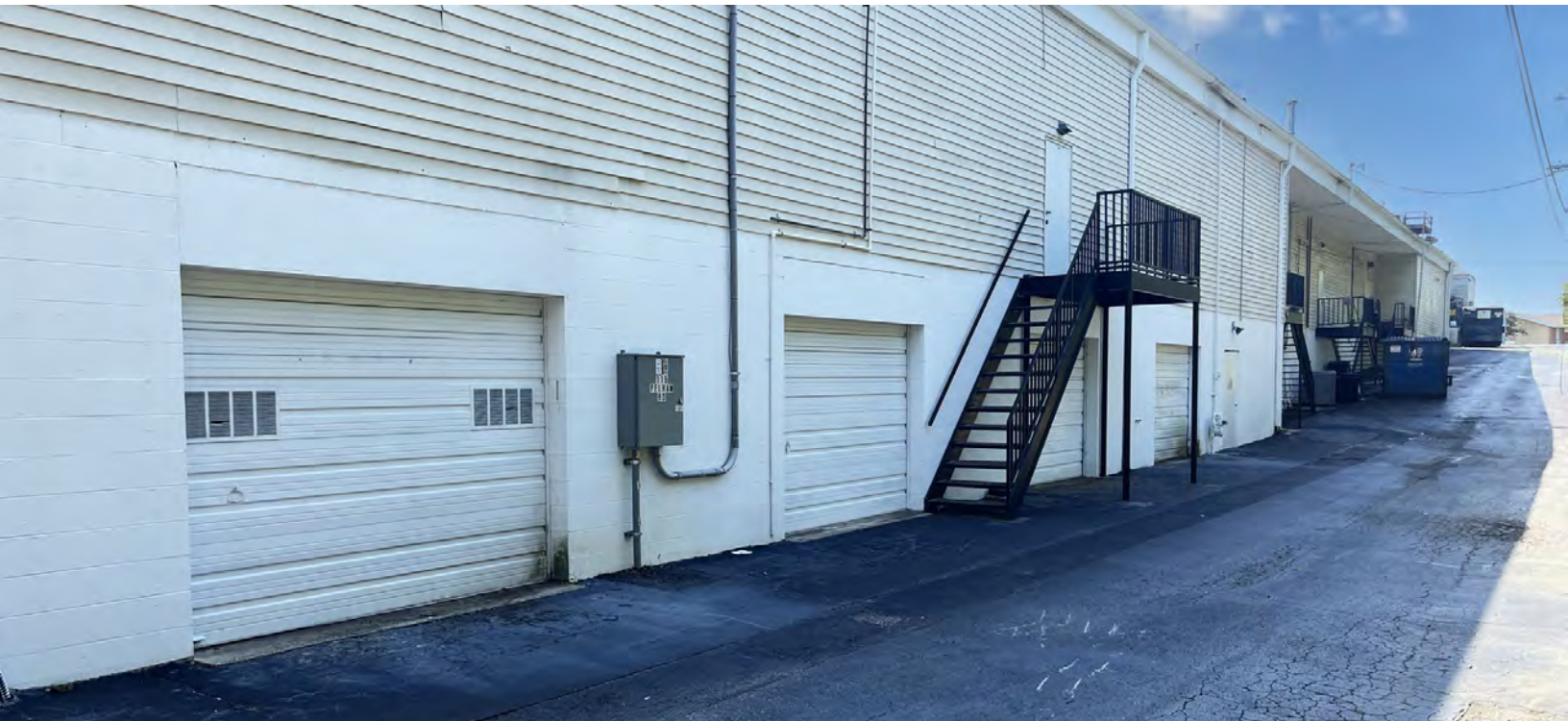
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Demographics	1 Mile	3 Miles	5 Miles
Total Population	14,609	73,320	180,925
Total Households	5,963	32,638	77,170
Average HH Income	\$66,818	\$84,570	\$88,841
Traffic Count (VPD)	22,5000		

* Demographic data derived from 2020 ACS - US Census



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Lease plan

115 Pelham Road





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