

Offering Summary

Lease Rate	Negotiable
Parking Spaces / Ratio	null / null
Site Size	60,196 SF
Year Built	2024

Property Overview

Discover a premier leasing opportunity at this exceptional medical office in Greenville, SC. With its modern design and prime location, the property offers a standout opportunity for medical practices seeking a new office space. Boasting spacious floor plans, state-of-the-art medical amenities, and ample parking, this property provides a professional and inviting space for both patients and medical professionals. From the welcoming reception area to the well-appointed exam rooms, every detail has been thoughtfully crafted to elevate the patient and staff experience. Enjoy the convenience of nearby amenities and easy access to major roadways, making this property an ideal choice for medical practices looking to establish a strong presence in the area. Medical Practice is fully functional and all FF & E can be purchased with the practice

Property Highlights

- Modern design and architecture
- Spacious floor plans with ample natural light

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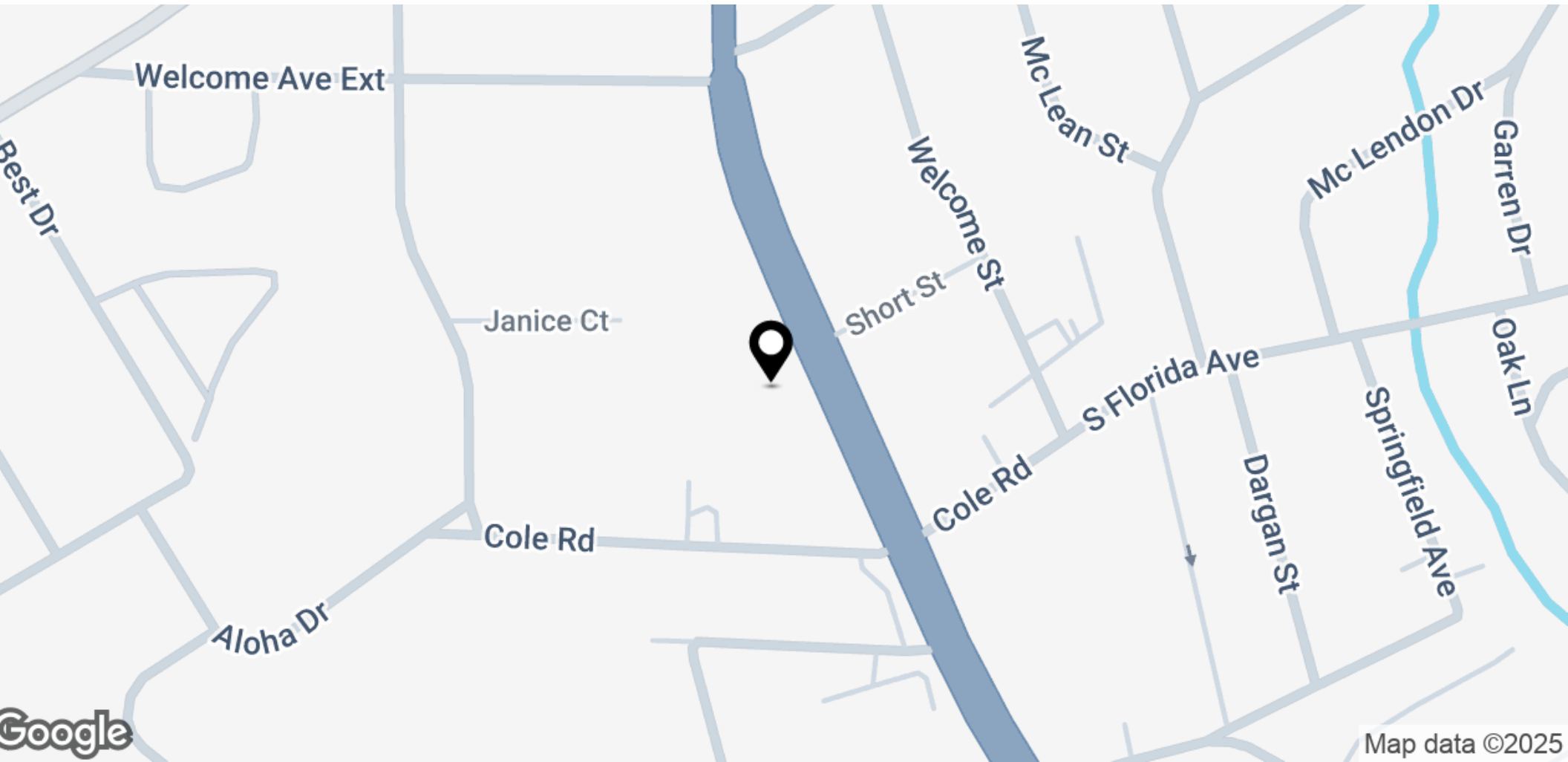
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GT's Plaza

3799 White Horse Rd, Greenville, SC 29611

FOR LEASE

Location Map



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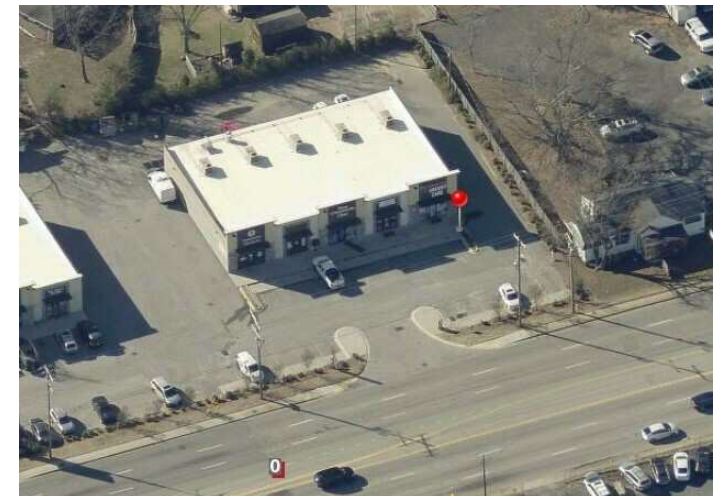
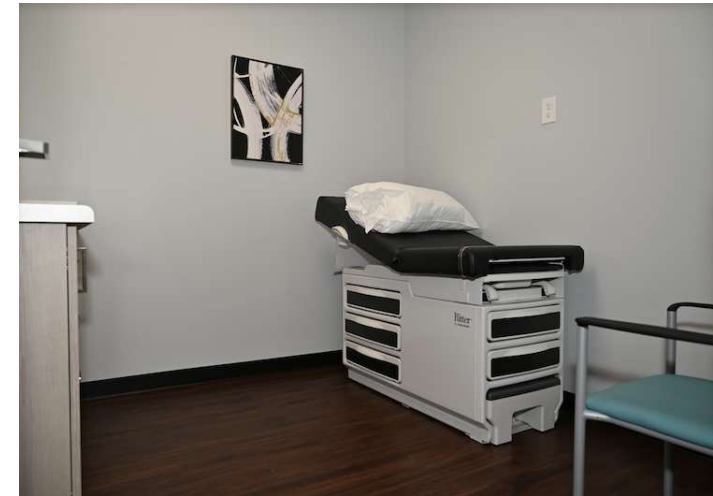
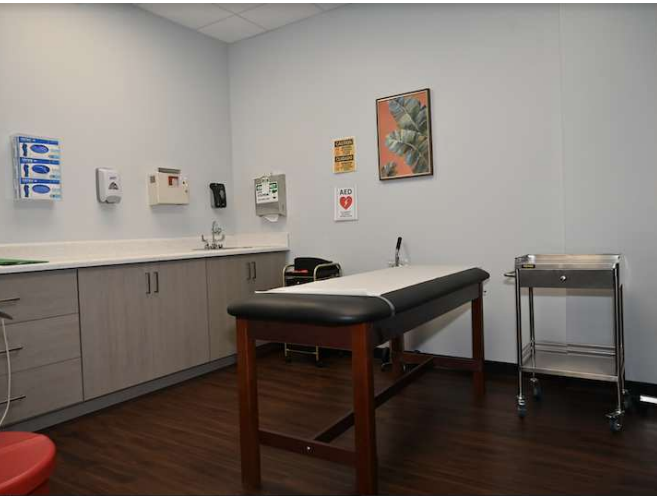
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Additional Photos



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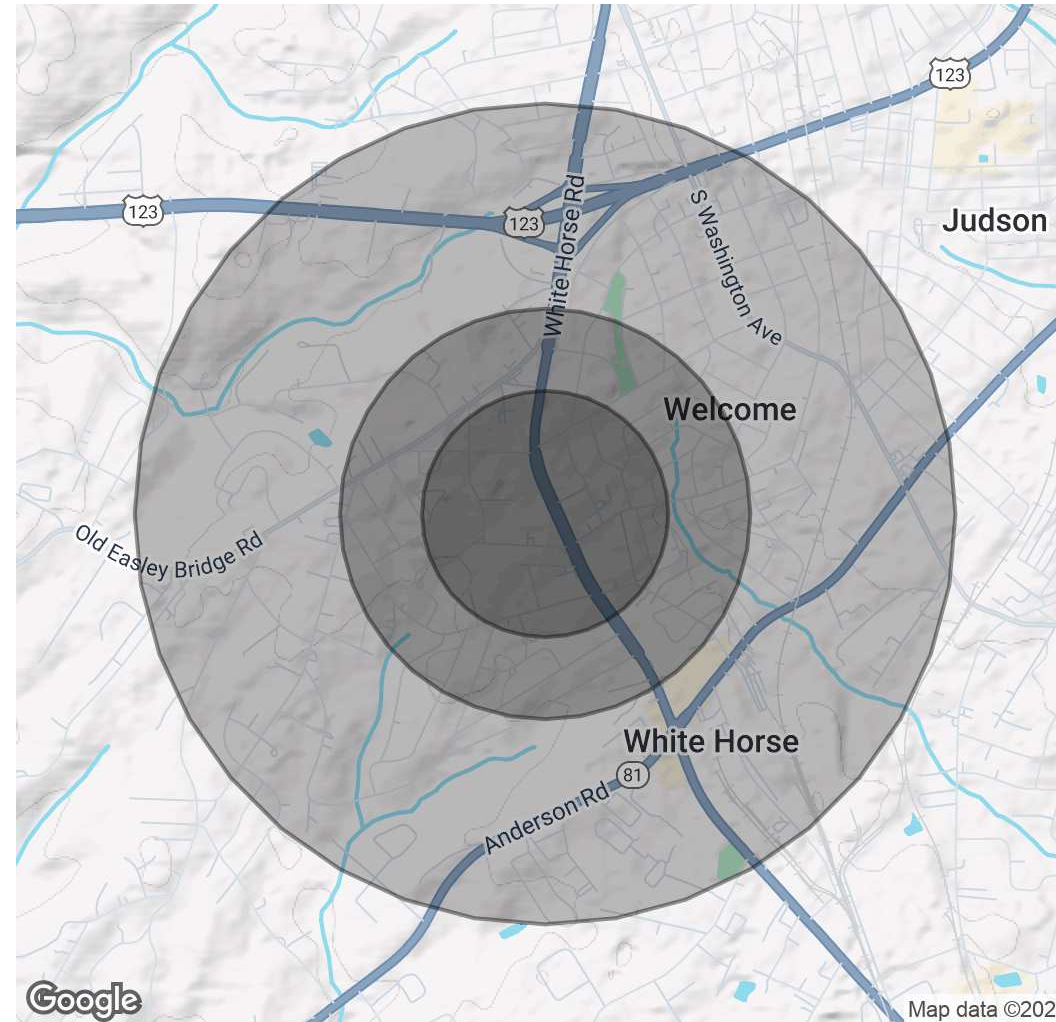
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Demographics Map & Report

Population	0.3 Miles	0.5 Miles	1 Mile
Total Population	881	2,290	6,681
Average Age	40	40	40
Average Age (Male)	39	39	38
Average Age (Female)	42	41	41

Households & Income	0.3 Miles	0.5 Miles	1 Mile
Total Households	354	896	2,606
# of Persons per HH	2.5	2.6	2.6
Average HH Income	\$106,607	\$98,394	\$80,378
Average House Value	\$175,987	\$174,561	\$198,320

Demographics data derived from AlphaMap



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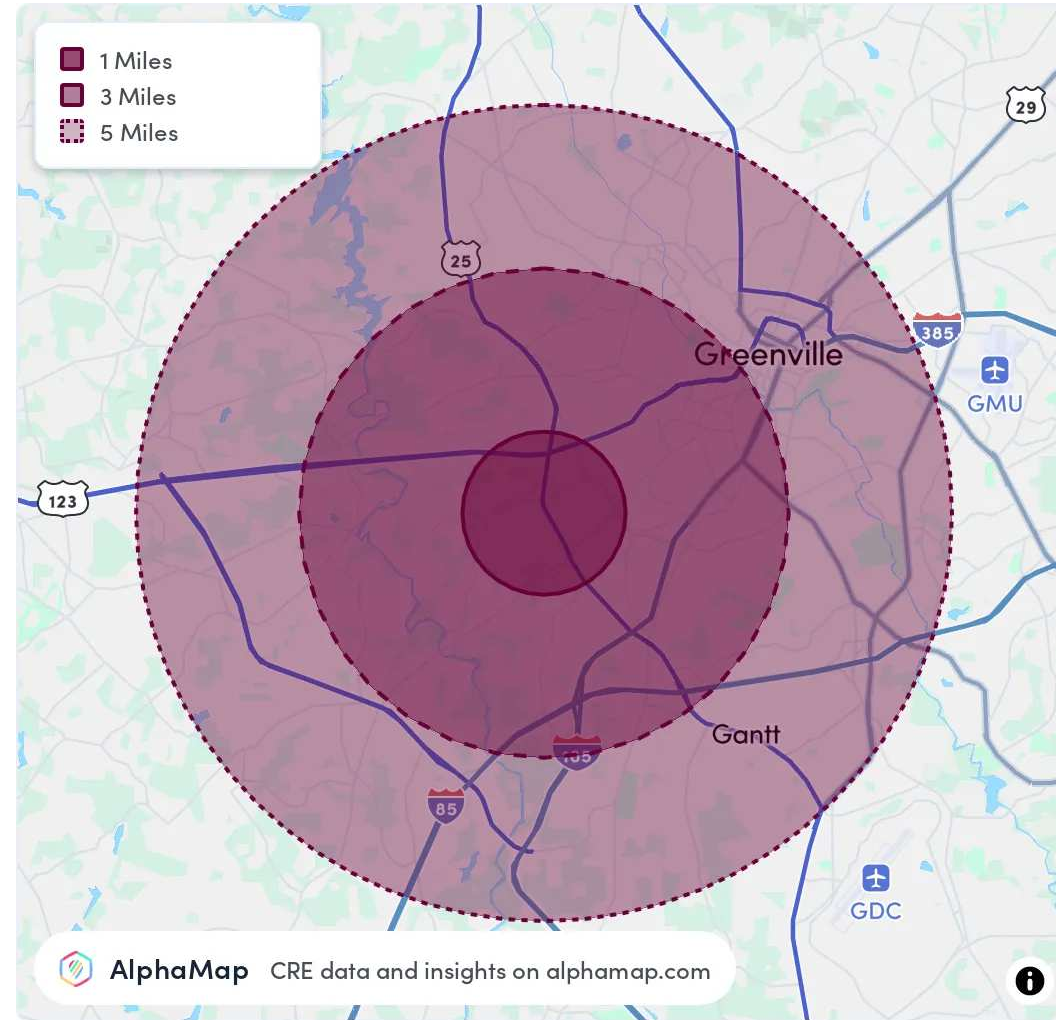
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Area Analytics

Population	1 Mile	3 Miles	5 Miles
Total Population	6,681	46,952	126,496
Average Age	40	39	39
Average Age (Male)	38	38	38
Average Age (Female)	41	40	40

Household & Income	1 Mile	3 Miles	5 Miles
Total Households	2,606	18,788	52,468
Persons per HH	2.6	2.5	2.4
Average HH Income	\$80,378	\$81,492	\$85,574
Average House Value	\$198,320	\$328,144	\$357,013
Per Capita Income	\$30,914	\$32,596	\$35,655

Map and demographics data derived from AlphaMap

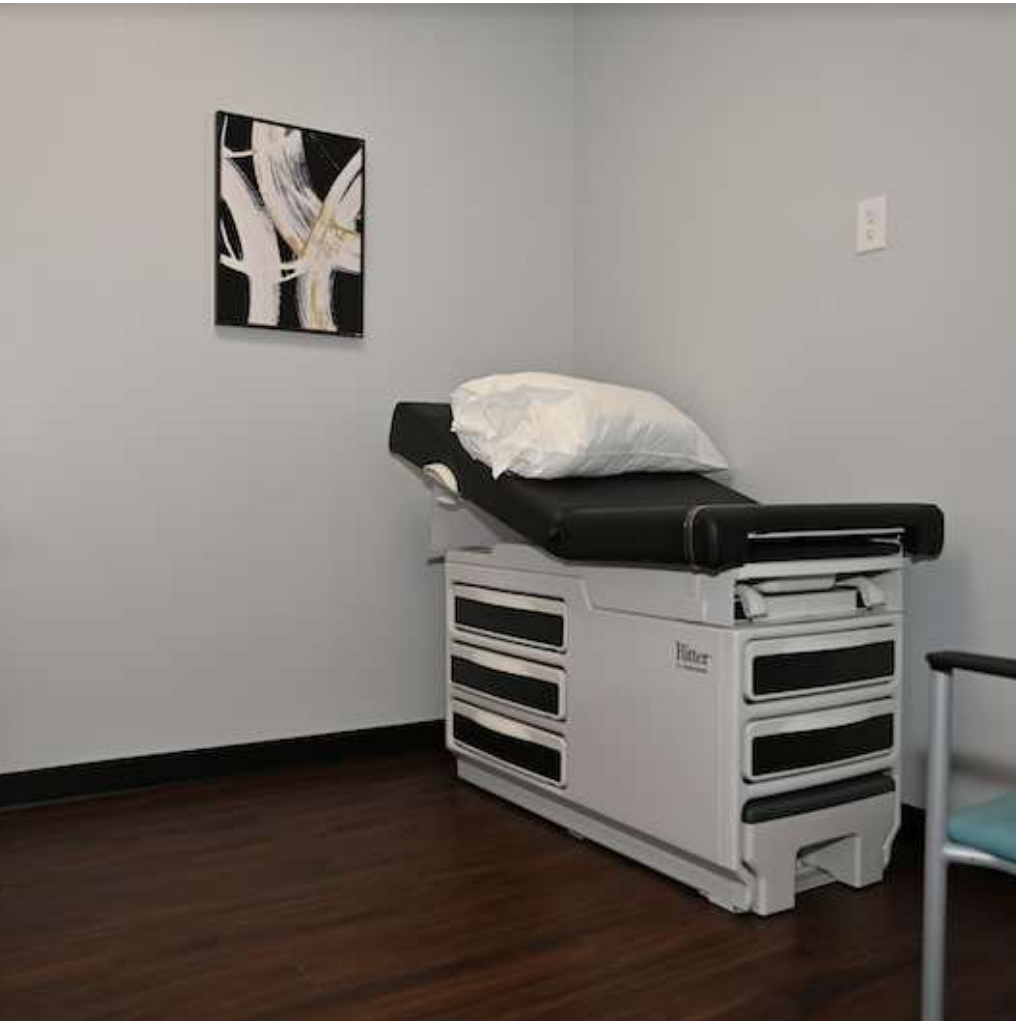


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Property Description

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Location Description

Discover all that Greenville, SC has to offer around the area of the property. Located minutes from downtown, the area boasts a vibrant mix of dining, shopping, and entertainment options. Nearby points of interest include the bustling Falls Park on the Reedy, known for its picturesque waterfall and scenic walking trails, as well as the thriving arts and culture scene at the Peace Center. Enjoy the convenience of easy access to major highways and public transportation, making it effortless for employees and clients to navigate the area. From trendy cafes to charming boutiques, the location offers a dynamic environment for businesses seeking a prime office location with a lively surrounding community.

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Property Highlights

- Modern design and architecture

Offering Summary

Lease Rate:	Negotiable
Number of Units:	6
Available SF:	
Lot Size:	60,196 SF
Building Size:	6,600 SF

Demographics	0.3 Miles	0.5 Miles	1 Mile
Total Households	354	896	2,606
Total Population	881	2,290	6,681
Median Household Income	\$100,000	\$100,000	\$100,000

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GT's Plaza

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FOR LEASE

Property Details

Lease Rate

\$30.00

Location Information

Building Name	GT's Plaza
Street Address	3799 White Horse Rd
City, State, Zip	Greenville, SC 29611
County	Greenville

Building Information

Building Size	6,600 SF
Building Class	A
Year Built	2024
Number of Buildings	0

Property Information

Property Type	Office
Property Subtype	Office Building
Zoning	C-1
Lot Size	60,196 SF
APN #	0242010203701
Lot Depth	0 ft

Parking & Transportation

Utilities & Amenities

Restrooms	2.0
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