

# GREENVILLE, SOUTH CAROLINA

INNOVATION | INTERSTATE



EXCLUSIVELY PRESENTED BY:



**SAULS**

COMMERCIAL REAL ESTATE

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## MARKET BID PRICE

**OFFERS SHOULD BE SENT TO THE ATTENTION OF:**



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# PROPERTY SUMMARY



## PROPERTY DESCRIPTION

Innovation | Interstate is a two-property, Class B self storage portfolio located approximately five miles apart in the Greenville MSA, one of the fastest-growing markets in the Southeast. The portfolio comprises approximately 79,506 net rentable square feet across 609 storage units, one leased warehouse space, and one apartment, as well as 76 parking spaces, all situated on 10.33 acres with direct access to major transportation corridors, including I-385. Currently operating at 73% physical occupancy and 67% economic occupancy within the storage units, along with 80% physical occupancy and 61% economic occupancy in the parking units, the portfolio offers meaningful value-add potential through lease-up and revenue optimization. The properties are owner operator managed, creating immediate upside through professional revenue management, rate optimization, improved marketing, and operational efficiencies. The spread between physical and economic occupancy highlights additional opportunity to enhance income through rental rate adjustments and improved collections. With lease-up remaining, operational refinement available, and expansion room, Innovation | Interstate provides the opportunity to increase NOI while acquiring high-quality, purpose-built assets in a strong growth corridor. Strong visibility and high traffic count, durable construction, and strategic positioning within the Greenville trade area support both near-term gains and long-term value creation. FOR MORE INFORMATION, VISIT [WWW.SAULSCRE.COM](http://WWW.SAULSCRE.COM).

## OFFERING SUMMARY

List Price	Market Bid
Net Rentable SF	79,506
Lot Size	10.33
Unit Count   Storage	609
Unit Count   Parking	76
Unit Count   Warehouse	1
Unit Occupancy	73%
SF Occupancy	82%
Economic Occupancy	67%

# COMPLETE HIGHLIGHTS



## PROPERTY HIGHLIGHTS

- Class B Self Storage Portfolio | Greenville MSA, SC – Two high-visibility assets approximately 5 miles apart totaling 79,506 NRSF along the I-385 growth corridor in a leading Southeast secondary market.
- 609 Units + 76 Parking Spaces on 10.33 Acres – Diversified income stream including climate, non-climate, parking, warehouse, and apartment.
- In-Place Cash Flow with Value-Add Upside – 73% physical and 67% economic occupancy supports immediate revenue management, rate increases, and lease-up opportunity.
- Strong Greenville Market Fundamentals – Population growth, above-average incomes, and job expansion drive sustained storage demand.
- Interstate Visibility & Accessibility – Direct access to I-385 enhances tenant acquisition and long-term site strength.
- Modern, Low-Maintenance Construction – Single-story metal and brick buildings with asphalt drives designed for operational efficiency.
- NOI Growth Potential – Dynamic pricing, expense optimization, and professional management can materially increase income.
- Compelling Risk-Adjusted Returns – Blend of stabilized cash flow, operational upside, and long-term market appreciation.
- Expansion Opportunity – Expansion potential for single- or multi-story construction, supported by an existing detention pond already in place to accommodate development.
- FOR MORE INFORMATION, VISIT [WWW.SAULSCRE.COM](http://WWW.SAULSCRE.COM).

# INNOVATION DEMOGRAPHICS

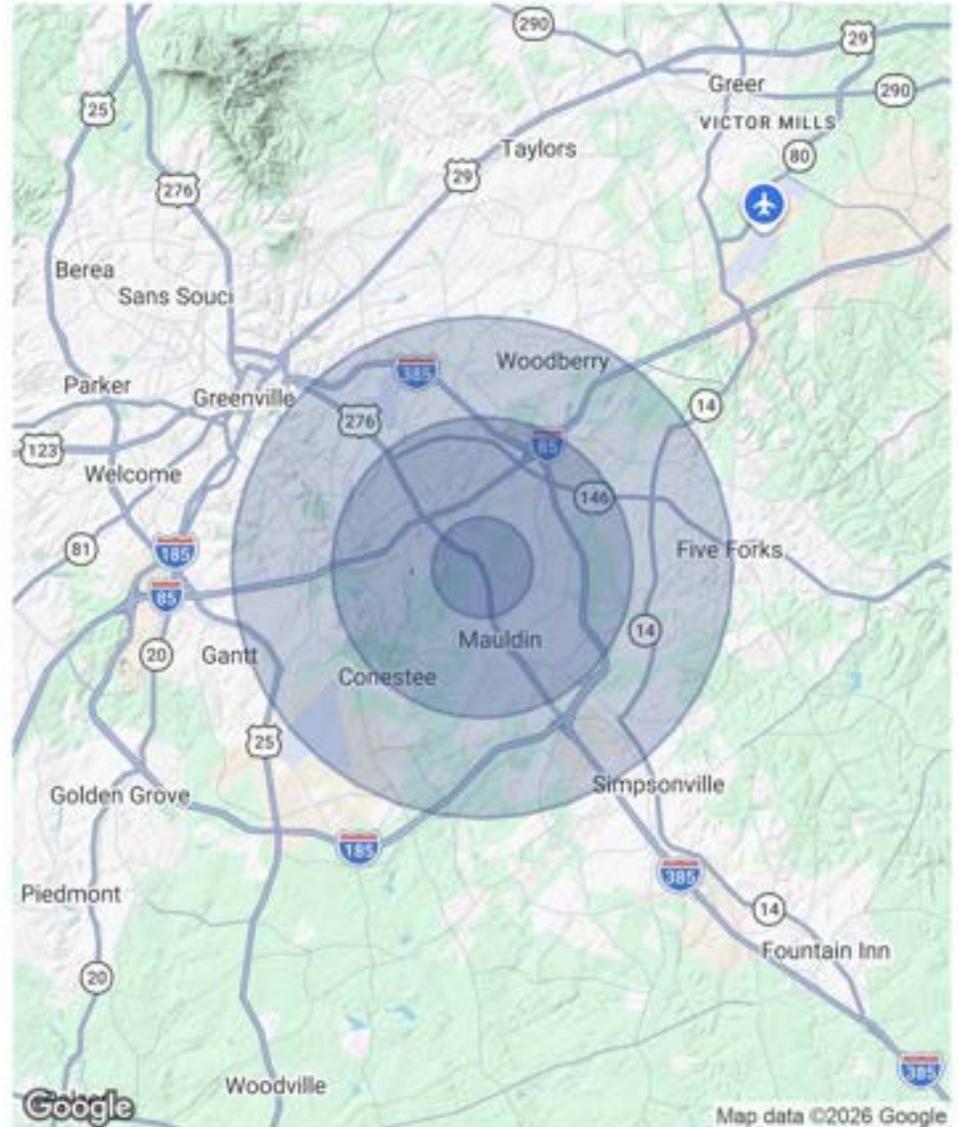
POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,092	48,607	144,216
Average Age	40	40	41
Average Age (Male)	38	38	39
Average Age (Female)	41	41	42

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,354	21,468	61,838
# of Persons per HH	2.2	2.3	2.3
Average HH Income	\$96,734	\$107,174	\$107,913
Average House Value	\$291,901	\$361,746	\$369,516

ETHNICITY (%)	1 MILE	3 MILES	5 MILES
Hispanic	9.5%	9.3%	9.4%

RACE	1 MILE	3 MILES	5 MILES
Total Population - White	2,954	29,781	89,506
Total Population - Black	1,217	10,823	32,021
Total Population - Asian	251	1,936	5,017
Total Population - Hawaiian	10	67	121
Total Population - American Indian	6	103	476
Total Population - Other	246	2,091	6,546

Demographics data derived from AlphaMap



# INTERSTATE DEMOGRAPHICS

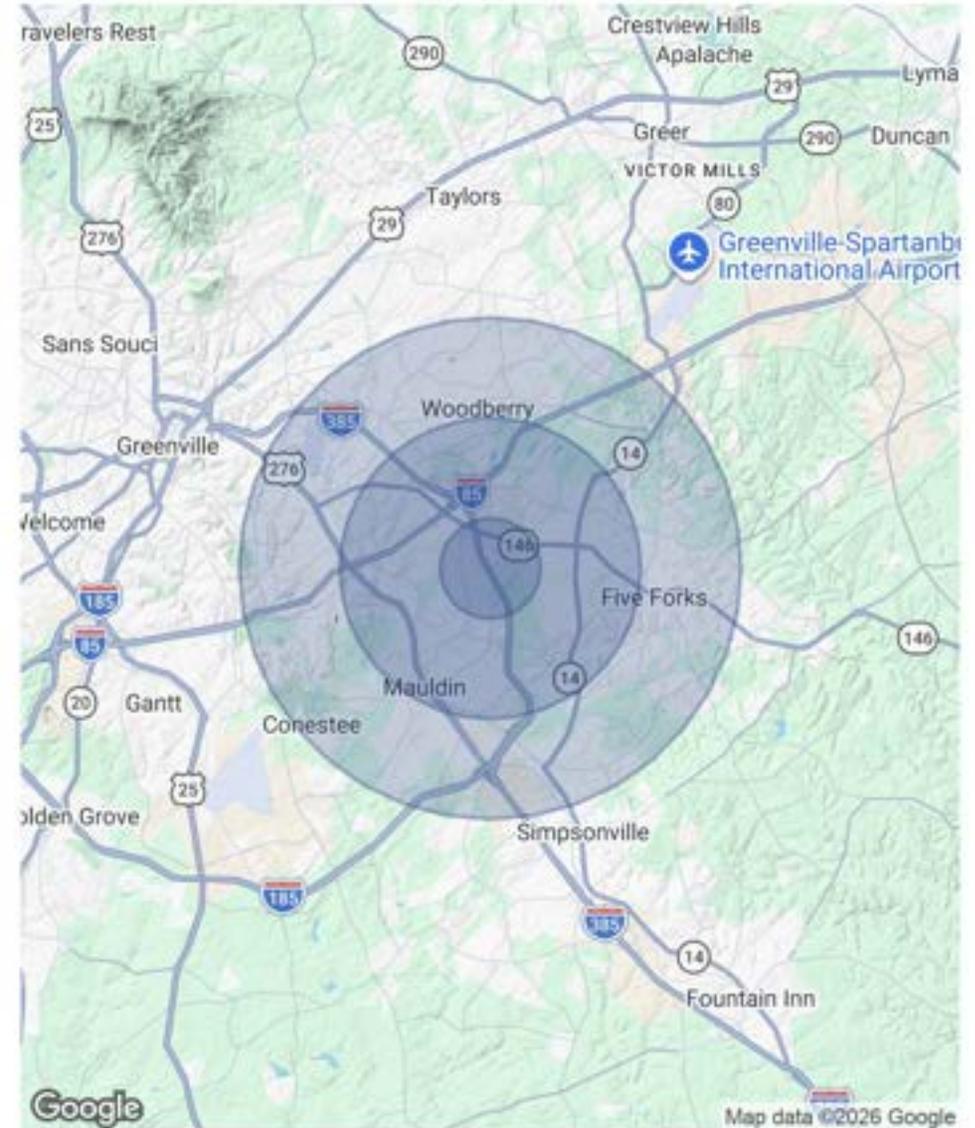
POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,101	54,707	140,608
Average Age	39	42	41
Average Age (Male)	38	40	39
Average Age (Female)	40	43	42

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,696	23,478	58,438
# of Persons per HH	2.3	2.3	2.4
Average HH Income	\$113,384	\$115,444	\$121,258
Average House Value	\$316,402	\$385,514	\$406,165

ETHNICITY (%)	1 MILE	3 MILES	5 MILES
Hispanic	8.8%	7.7%	8.4%

RACE	1 MILE	3 MILES	5 MILES
Total Population - White	3,659	36,936	96,589
Total Population - Black	1,302	8,677	20,884
Total Population - Asian	361	3,149	6,735
Total Population - Hawaiian	15	64	110
Total Population - American Indian	15	124	336
Total Population - Other	224	1,734	5,109

Demographics data derived from AlphaMap



# ADDITIONAL PHOTOS





## LOCATION DESCRIPTION

Greenville and Mauldin, South Carolina are part of the rapidly growing Greenville MSA, one of the most dynamic regions in the Southeast. Greenville serves as the economic and cultural hub of the Upstate, known for its revitalized downtown anchored by Falls Park on the Reedy and its diversified economy spanning advanced manufacturing, healthcare, technology, and logistics. Major employers including Michelin, BMW's regional operations, and Lockheed Martin support a strong employment base that continues to attract new residents and businesses to the region. Positioned just southeast of downtown Greenville along the I-385 corridor, Mauldin is an expanding suburban community benefiting directly from the region's broader economic momentum.

The area's growth is supported by strategic transportation access along Interstate 85 and Interstate 385, strong job creation, and continued population expansion that drives demand across both residential and commercial sectors. Greenville's urban core continues to evolve through large-scale mixed-use developments such as the County Square redevelopment, while nearby Mauldin is actively shaping its own downtown through projects like City Center Village, a walkable mixed-use district designed to bring retail, dining, office, and residential uses together. Additional retail development, including new Publix-anchored centers and other commercial projects, further reflects investor confidence in the area's long-term growth. Supported by a diverse and well-educated population, relatively low property taxes, and strong regional fundamentals, the Greenville–Mauldin market continues to attract developers and investors seeking exposure to one of the Southeast's fastest-growing metropolitan areas.



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