



# FOR LEASE - 2 POINTE CIRCLE

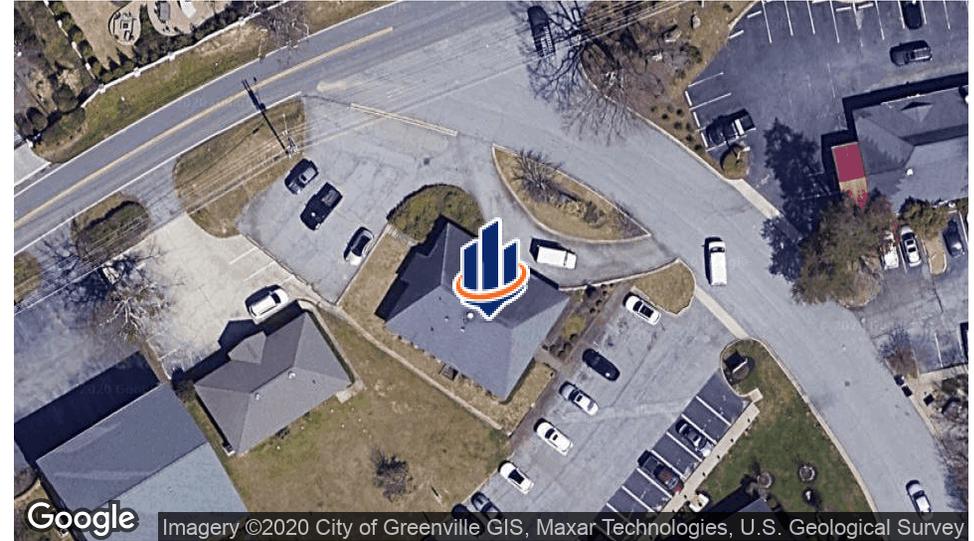
2 POINTE CIR  
GREENVILLE, SC 29615

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# Property Summary



## OFFERING SUMMARY

Lease Price:	\$12 NNN
Building Size:	1,812 SF
Lot Size:	0.309 Acres
Zoning:	OD [Office & Institutional District]
Market:	Greenville
Submarket:	Pelham Rd
APN:	0284000100913

## PROPERTY OVERVIEW

SVN Blackstream proudly presents this +/- 1,812 SF medical office building available for Lease in the Pelham Road Submarket. The interior was recently renovated to suit an Oral Surgeon - creating a retail-office appearance. Set with a beautiful front lobby, ample "back office" and receptionists' space with a private entrance for the executive office in addition to the general patient entrance. The exam rooms, built for medical usage provide water sources. The space can easily be up-fit to suit medical practices, general office users, salons, and childcare businesses, along with many others.

## PROPERTY HIGHLIGHTS

- 17 FREE PARKING SPACES ACCESSIBLE
- 9,522 RESIDENTS WITHIN A 1-MILE RADIUS OF THE BUILDING (2019)
- IMMEDIATE ACCESS TO I-385
- 3 MINUTES FROM HAYWOOD MALL

# Property Description & Location Overview



## PROPERTY DESCRIPTION

### DYNAMIC ECONOMY + HIGH QUALITY OF LIFE

The Greenville- Spartanburg area anchors the ten-county area known as the "Upstate" region of South Carolina, the largest and fastest growing region in the state with a current population of 1.4 million residents. Conveniently located halfway between Atlanta and Charlotte, the Greenville- Spartanburg area attracts many national and international companies to the area. Overall, the region features a top- ranked business climate, a "new age" labor force, high quality of life, and an affordable cost of living. Highly regarded for its business- friendly local and state governments, and aggressive economic development initiatives, the area has been the beneficiary of mega investments from both foreign and domestic investment. Ranking as one of the largest economic centers in the Southeast, the region is spotted by multiple Fortune 500 companies, including BMW, Michelin North America, Walmart, Rite- Aid, Amazon, Duke Energy, UPS, Lockheed Martin, Caterpillar, Owens Corning, and Kemet Industries. Since 2010 the Upstate Region has announced more than \$15 billion in capital investment and more than 43,000 jobs. In January of 2020, the Greenville Area Development Corporation announced new capital investment of \$401.8 million with the addition of 2,178 new high-paying jobs [with mean wages above both county and state averages] in 2019 - ranking each metric as one of Greenville's three best years ever on record.

The Location of 2 Pointe Circle has visibility from Pelham Road, located within the Greenville City District- a high traffic street running parallel to I-385 [ the "Driveway to Greenville" ] & I-85, connecting Greenville's downtown to the professional, retail, and residential districts from Greenville to Spartanburg. Traffic count data per 2018 records indicate a daily average of 24,100 vehicles per day [station #343]. Located only 528 feet from the tallest point in Greenville County, 2 Pointe Circle will be walking distance to the recent city approved "Adams Hill" development which will include 450 multi-family units geared towards a high-end active senior community as well as standard multi-family improvements. Pointe Circle and Villa Road is an office district housing financial firms, over 20 medical practices and laboratories, and the headquarters of Southern Tide, Auro Hotel Group, and Merit Technologies.

# Highlights

## SALE HIGHLIGHTS

- 17 free parking spaces accessible
- 9,522 residents within a 1-mile radius of the building [2019]
- Population growth expected to increase by 7.8% from 2019 to 2024
- Immediate Access to I-385
- 3 Minutes from Haywood Mall
- 5 Minutes from Downtown Greenville
- 15 Minutes from Greenville-Spartanburg International Airport
- Break & Kitchen Area
- 2 Ground Level Entrances to the Building with private entrance to the Executive Office



# Additional Photos

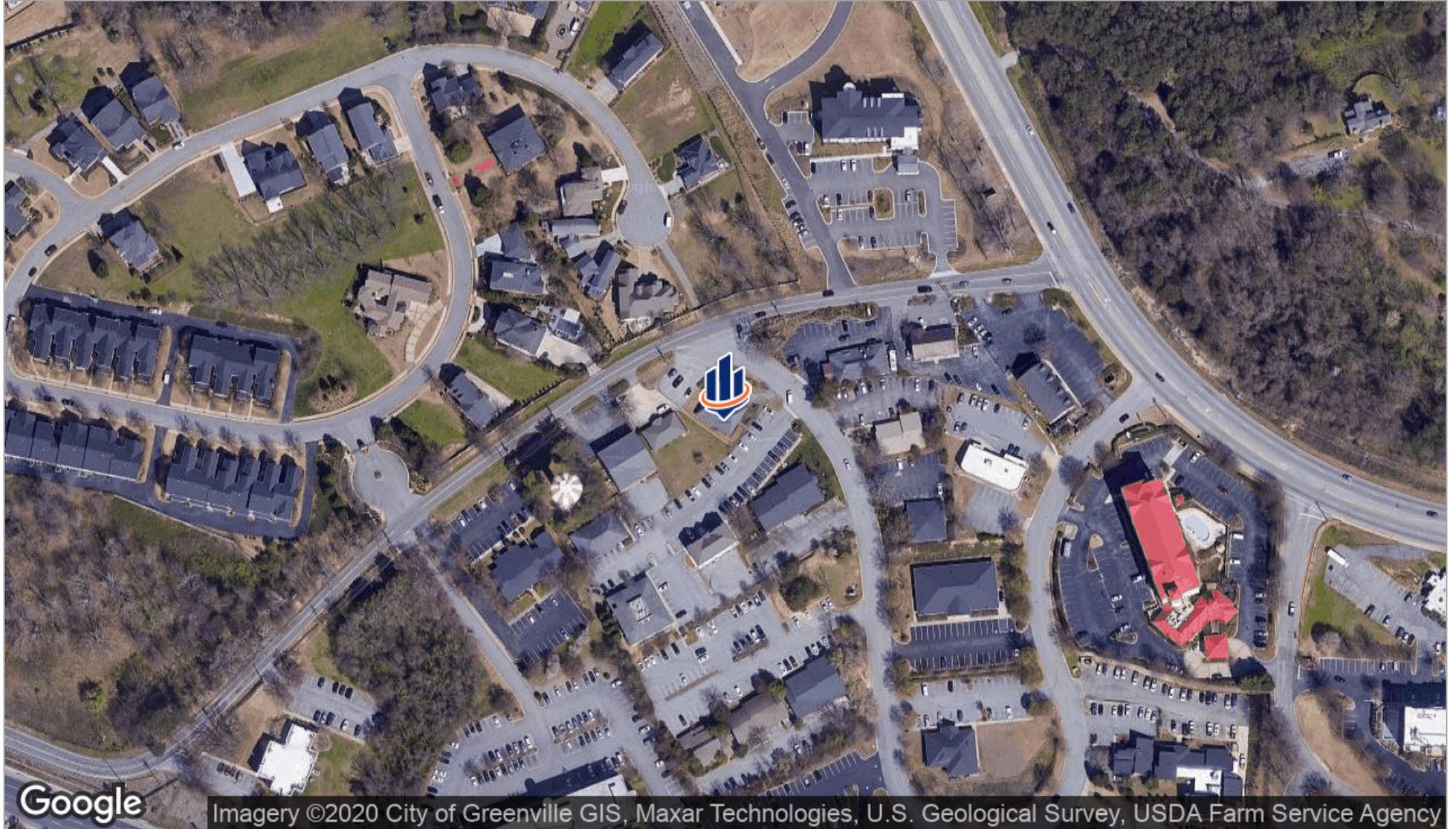


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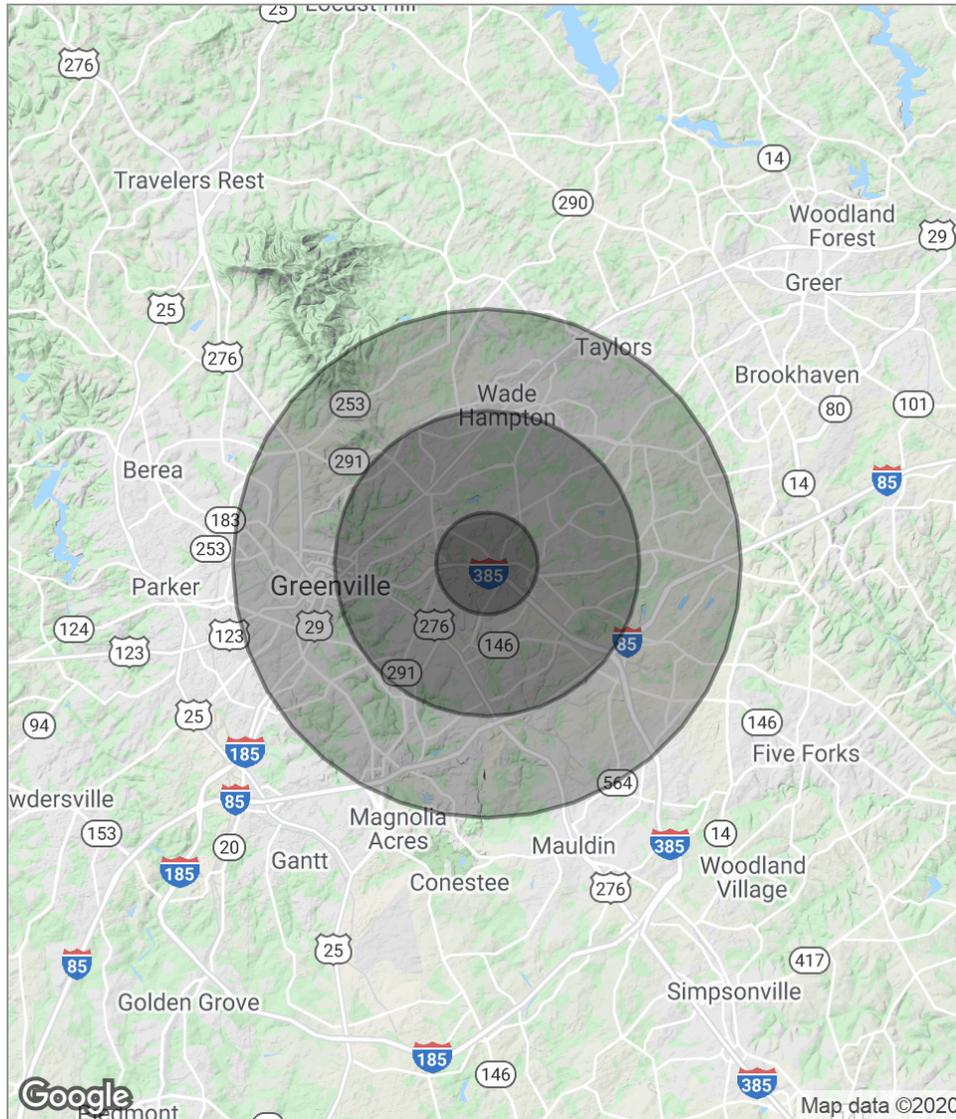
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*The information presented here is deemed to be accurate, but it has not been independently verified. We make no guarantee, warranty or representation. It is your responsibility to independently confirm accuracy and completeness. All SVN® offices are independently owned and operated.*

# Aerial Maps



# Demographics Map



POPULATION	1 MILE	3 MILES	5 MILES
Total population	9,003	59,640	145,953
Median age	34.4	36.6	37.6
Median age [Male]	29.5	34.6	35.9
Median age [Female]	41.6	39.0	39.4
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	4,538	25,683	62,406
# of persons per HH	2.0	2.3	2.3
Average HH income	\$49,437	\$61,538	\$67,887
Average house value	\$168,644	\$216,035	\$219,466

\* Demographic data derived from 2010 US Census