

**FOR SALE**

**2 RETAIL OR  
OFFICE UNITS IN  
THORNBLADE PLAZA**

**420 THE PARKWAY  
UNITS P & Q  
GREER, SC 29650**



**RICKEY HEATON  
864.350.0323**

All information deemed reliable, but not guaranteed.

**KDS**   
**CAINE**  
COMMERCIAL REAL ESTATE



## AVAILABLE SPACE

<b>Address:</b>	420 The Parkway Units P & Q Greer, SC 29650
<b>Sales Price:</b>	\$699,000
<b>Available SF:</b>	± 2,756
<b>Parking:</b>	19 Shared Spaces
<b>Zoning:</b>	PD
<b>Tax Map Number:</b>	0534390101100 & 200

## PROPERTY HIGHLIGHTS

- Value-Add Investment Opportunity / Short-Term Tenants
- Current Tenants: Unit P - Imagine Kitchen (Lease Ends 12/27) & Unit Q - Edward Jones (Lease Ends 10/26)
- Unit P is ±1,250 SF & Unit Q is ±1,556 SF
- 19 Shared Parking Spaces with Additional Employee Parking in Rear
- Third Tenant in the Center is State Farm (Not Included)
- 1 Mile from I-85 & Pelham Road
- Highly Desirable Eastside of Greenville
- Year Built: 2002

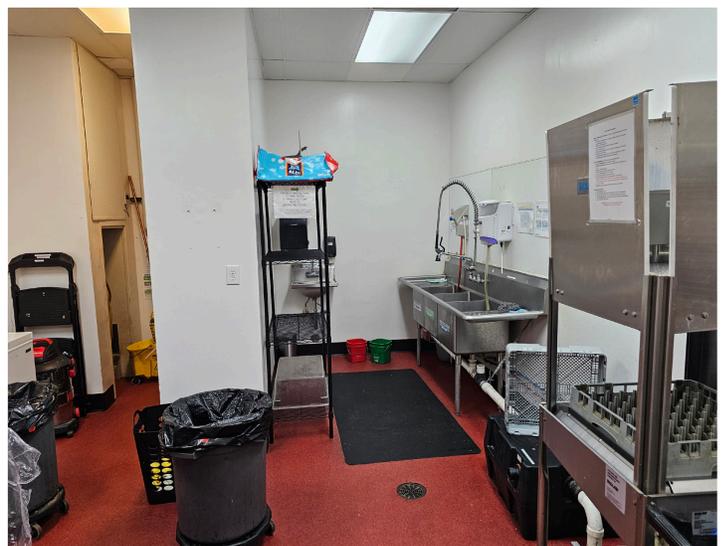


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# UNIT P

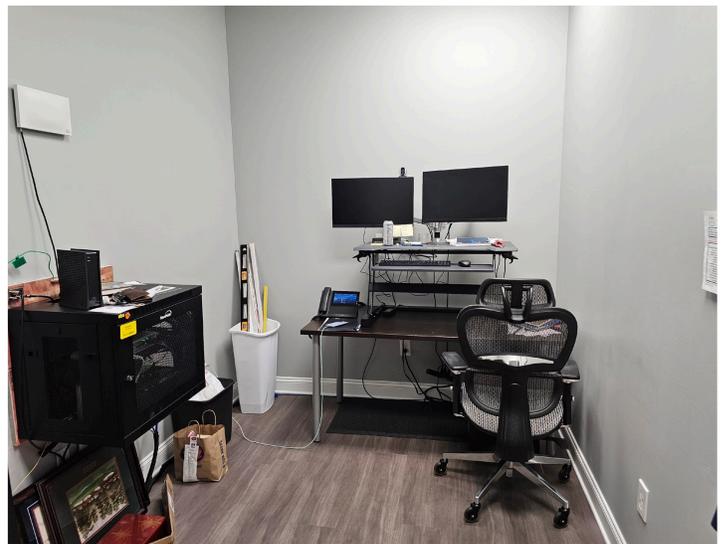
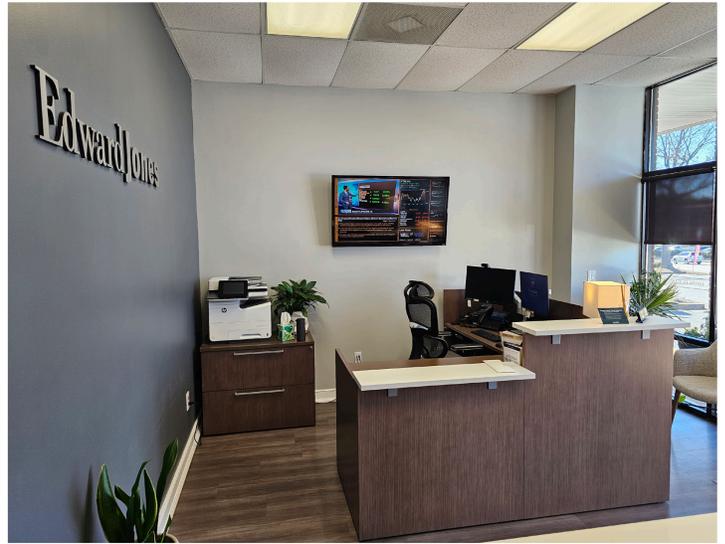


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# UNIT Q



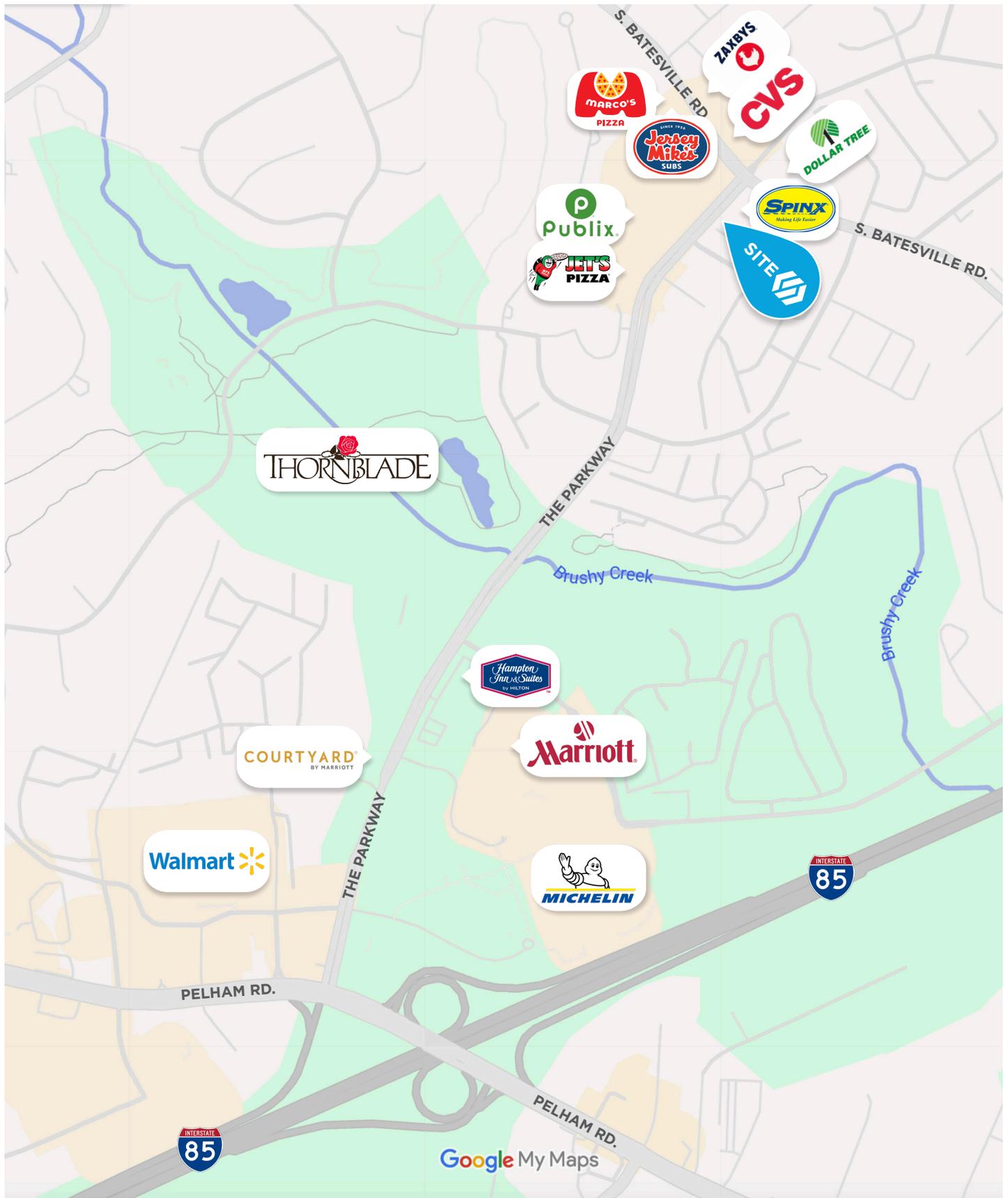
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# LOCATION



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## LOCATION, LOCATION, LOCATION

**1.6 Million People**

10 Upstate SC Counties

**More Than 575**

International Companies

**#3 GDP Worldwide**

At \$6.0T, the Southeast United State GDP Ranks #3 in the World.<sup>1</sup>

**160 New Locations**

More than 160 companies have announced new locations in the Upstate over the last 5 years.



## A CRITICAL MANUFACTURING HUB



## SOUTH CAROLINA IS OPEN FOR BUSINESS

**#1**

State for Manufacturing in 2022  
*Site Selection Group*

**#2**

State for Doing Business  
*Area Development*

**#1**

Fastest Growing State  
in the U.S.



**REAL RELATIONSHIPS, NOT JUST REAL ESTATE**

**VERDAE OFFICE**

340 Rocky Slope Road  
Suite 302  
Greenville, SC 29607

**DOWNTOWN OFFICE**

117 Williams Street  
Greenville, SC 29601

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All property information is subject to change or withdrawal without notice.