

LEASE



OFFICE

118 & 120 S GREENVILLE W DR.



PROPERTY OVERVIEW

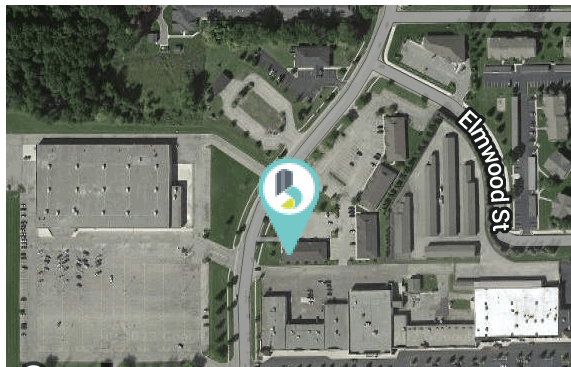
A proposed new custom designed medical office building in Wyngate Medical Office Park. The new building will be 8,500 SF, which can be divided, depending on the tenant's suite requirements. There is also an opportunity to add a 1,700 SF suite onto Building 118. Be a part of the expanding Greenville market in this bustling professional medical office park!

PROPERTY HIGHLIGHTS

- Accessible with visibility via busy retail corridor of W. Washington Street
• Four (soon to be five) free-standing buildings with ample surface parking
• Ideal for medical and general office users seeking easy access to Greenville's retail hub.
• Located in Greenville's Westside business sector!
• Located one block from Meijer supercenter, with dozens of shops and eateries within walking distance. Walmart, Starbucks, Aldi, Hobby Lobby, Marshalls, McDonald's, Popeyes, Culvers, Arbys, KFC, Taco Bell, Burger King, and many other National Retailors are among your neighbors!

Table with 2 columns: ESTIMATED LEASE RATE (NEW CUSTOM DEVELOPMENT) and \$25.00 SF/YR (NNN)

Table with 2 columns: Available SF: 1,700 - 8,500 SF; Existing buildings: 6,000 SF Each (All Fully Leased)



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LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	1,700 - 8,500 SF	Lease Rate:	\$25.00 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE (ESTIMATED)
■ A	Available	4,250 SF	NNN	\$25.00 SF/yr
■ B	Available	4,250 SF	NNN	\$25.00 SF/yr
■ A+B	Available	8,500 SF	NNN	\$25.00 SF/yr
■ C	Available	1,700 SF	NNN	\$25.00 SF/yr

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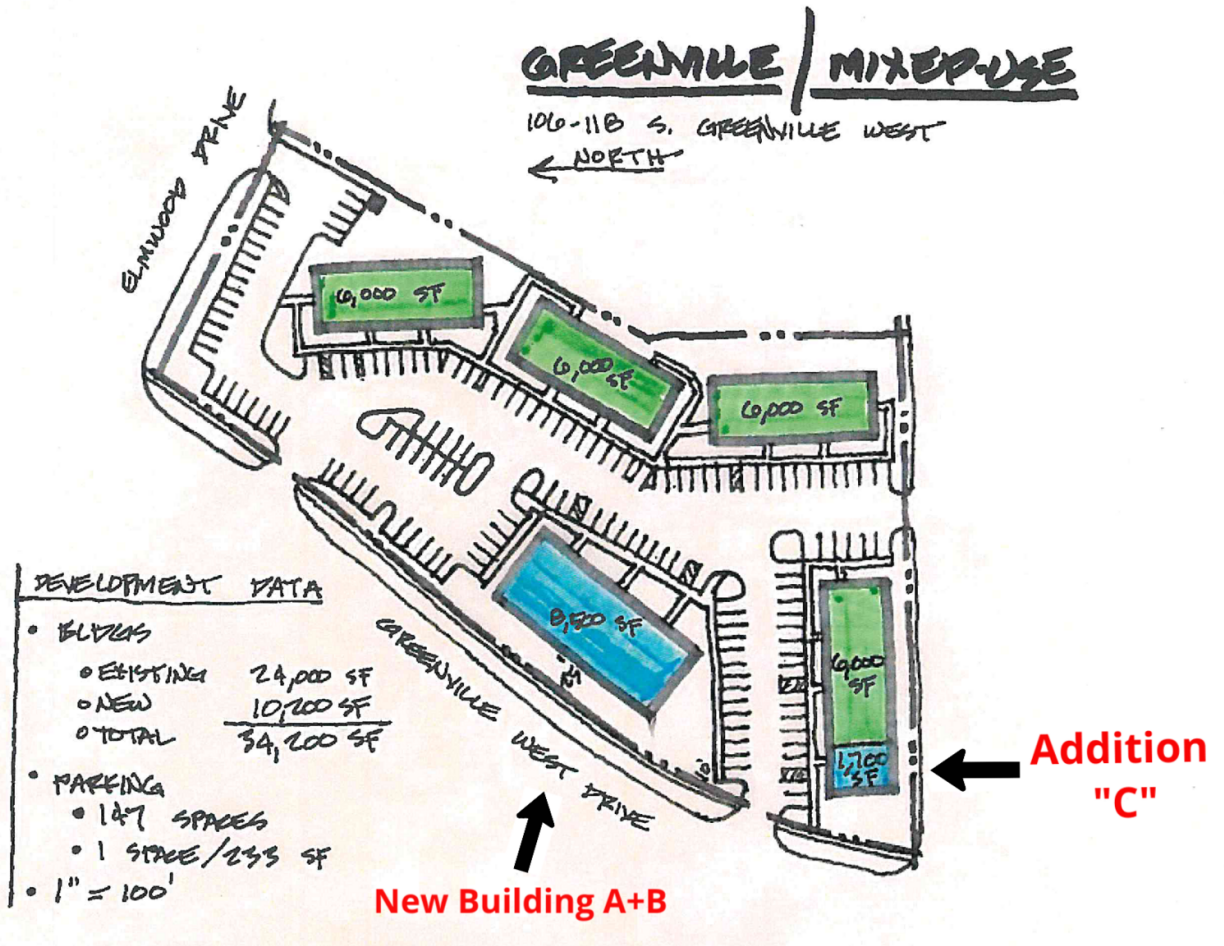
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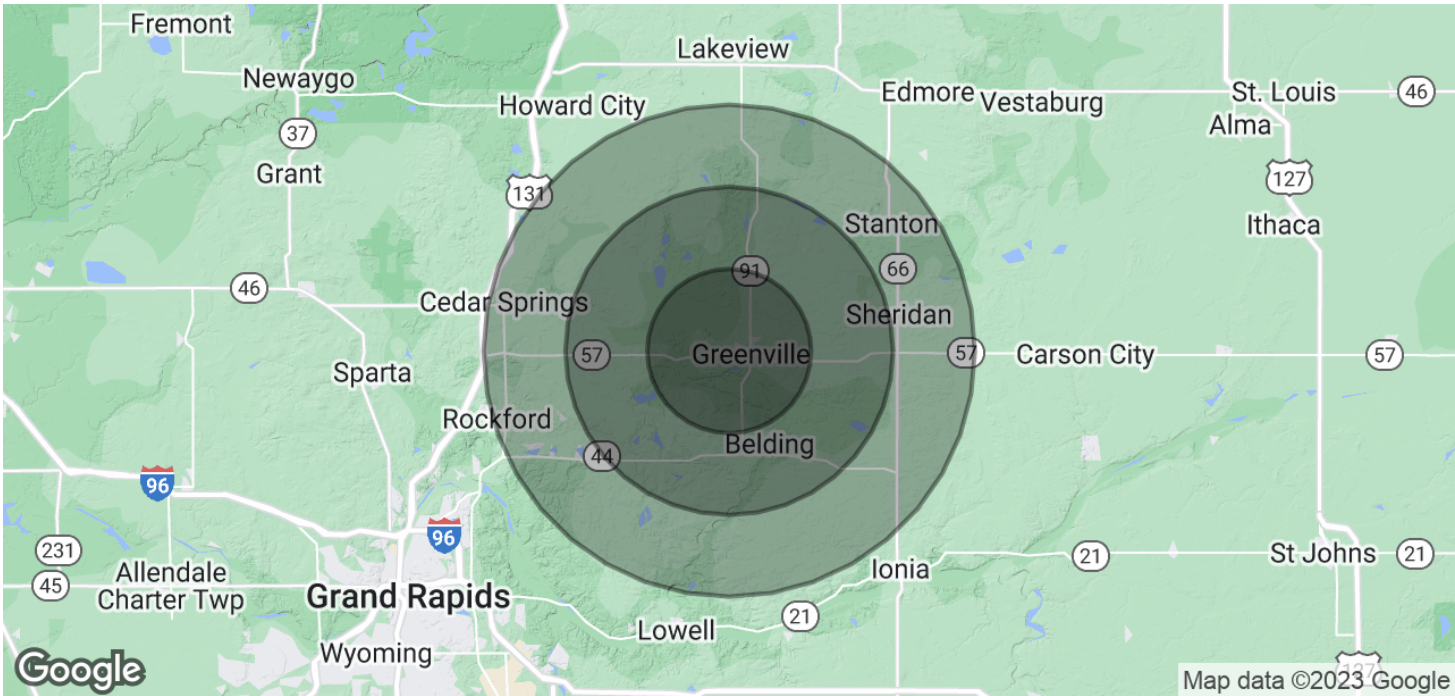


DEMOGRAPHICS MAP & REPORT

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POPULATION	5 MILES	10 MILES	15 MILES
Total Population	1,402	18,977	48,985
Average Age	35.6	36.6	37.6
Average Age (Male)	32.9	35.1	36.8
Average Age (Female)	37.2	37.5	38.2
HOUSEHOLDS & INCOME	5 MILES	10 MILES	15 MILES
Total Households	546	7,282	18,462
# of Persons per HH	2.6	2.6	2.7
Average HH Income	\$47,791	\$50,300	\$52,791
Average House Value	\$129,718	\$137,410	\$146,716

* Demographic data derived from 2020 ACS - US Census

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