



For Sale



121 Edinburgh Ct

GREENVILLE, SC 29607

PROPERTY SUMMARY

121 EDINBURGH CT

GREENVILLE, SC 29607

OFFERING SUMMARY

SALE PRICE:	\$1,300,000
BUILDING SIZE:	±5,675 SF
ZONING:	MX-2
LOT SIZE:	±0.32 Acres
PARKING RATIO	±4.41/1,000 SF Shared Lot
YEAR BUILT:	1997
TYPE:	Single or Multi Tenant Office

PROPERTY SUMMARY

SVN Palmetto is pleased to exclusively present 121 Edinburgh Court, a ±5,675 SF single-story office building situated off South Pleasantburg Drive in one of Greenville's most accessible suburban corridors. The property offers immediate connectivity to I-385, Downtown Greenville, and Greenville Downtown Airport, with abundant shared parking well above market standard. With two independent front entrances and a flexible floor plan, the building works equally well as a single-user headquarters or can be easily divided to accommodate an owner-occupant alongside one or more tenants. The flexible MX-2 zoning supports a wide range of commercial uses, making 121 Edinburgh Court a rare and versatile ownership opportunity in an established, high-connectivity Greenville corridor.

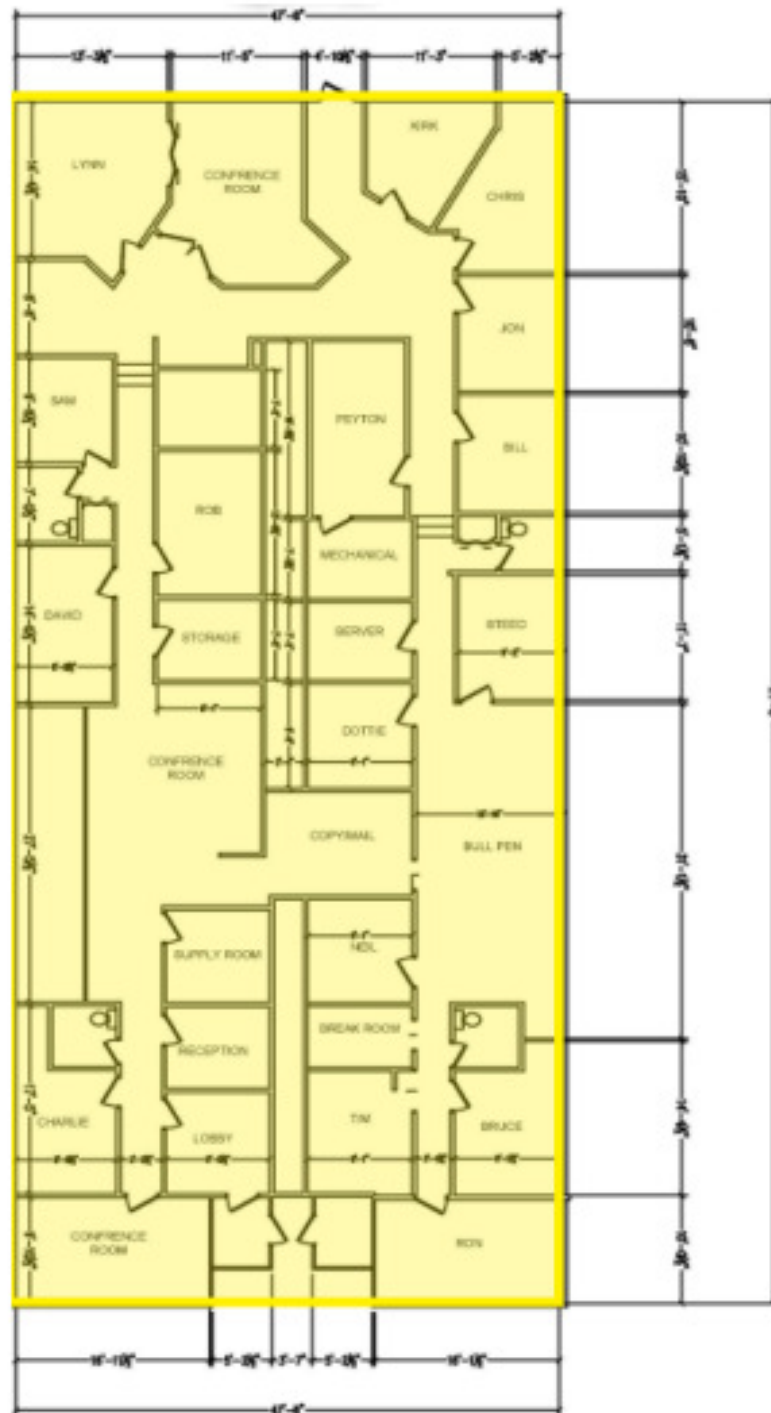


PROPERTY HIGHLIGHTS

- ±5,675 SF Single-Story Office Building
- Two Independent Entrances | Flexible Floor Plan
- Owner-User or Investment Opportunity
- MX-2 Zoning | Wide Range of Permitted Uses
- Abundant Shared Parking
- Immediate Access to I-385, minutes to Downtown Greenville
- 1997 Masonry Construction | 0.32 AC Lot
- Team Rooms, Private Offices, Conference Rooms & 4 Restrooms
- Single or Multi Tenant Potential



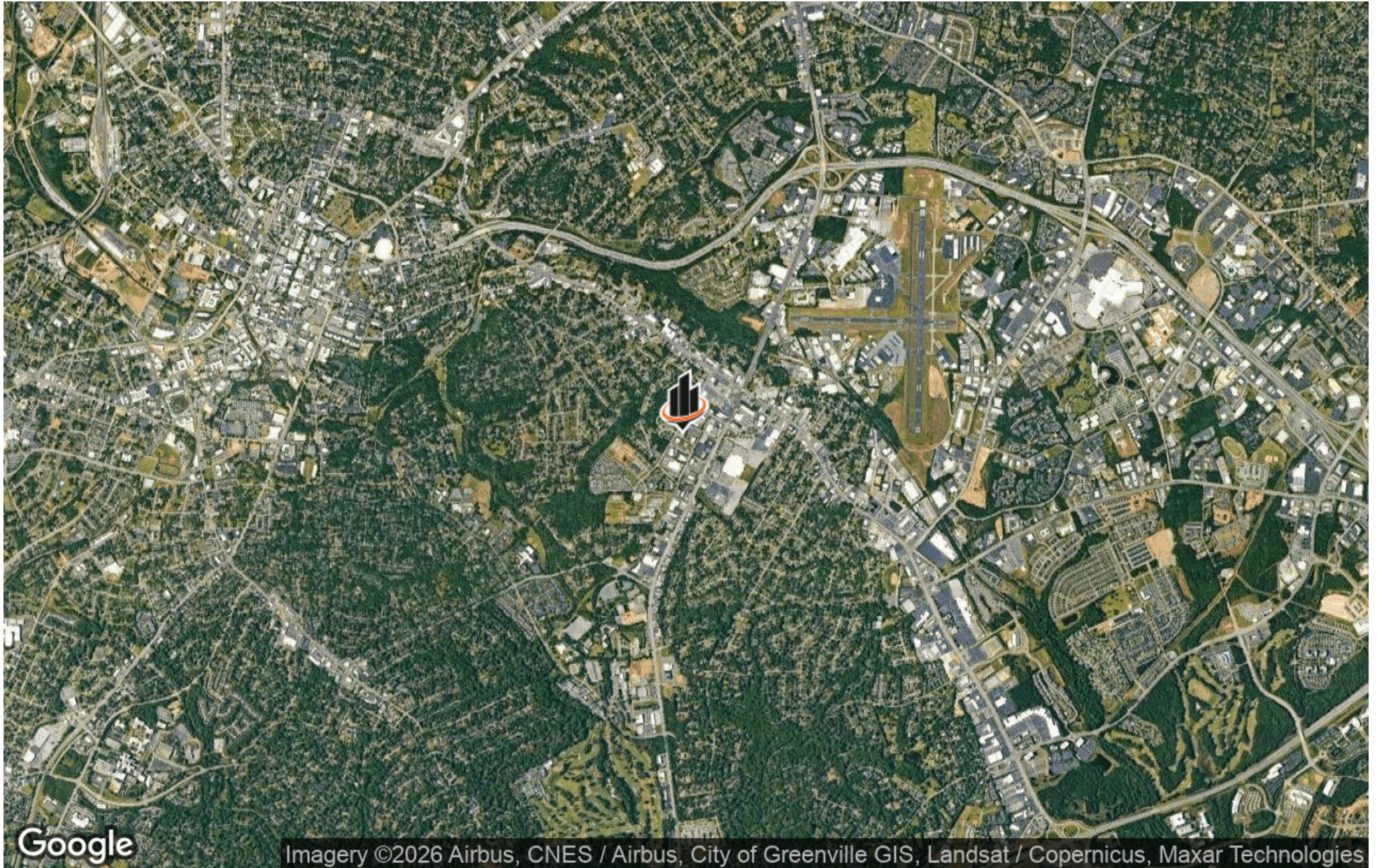
Flexible Layout



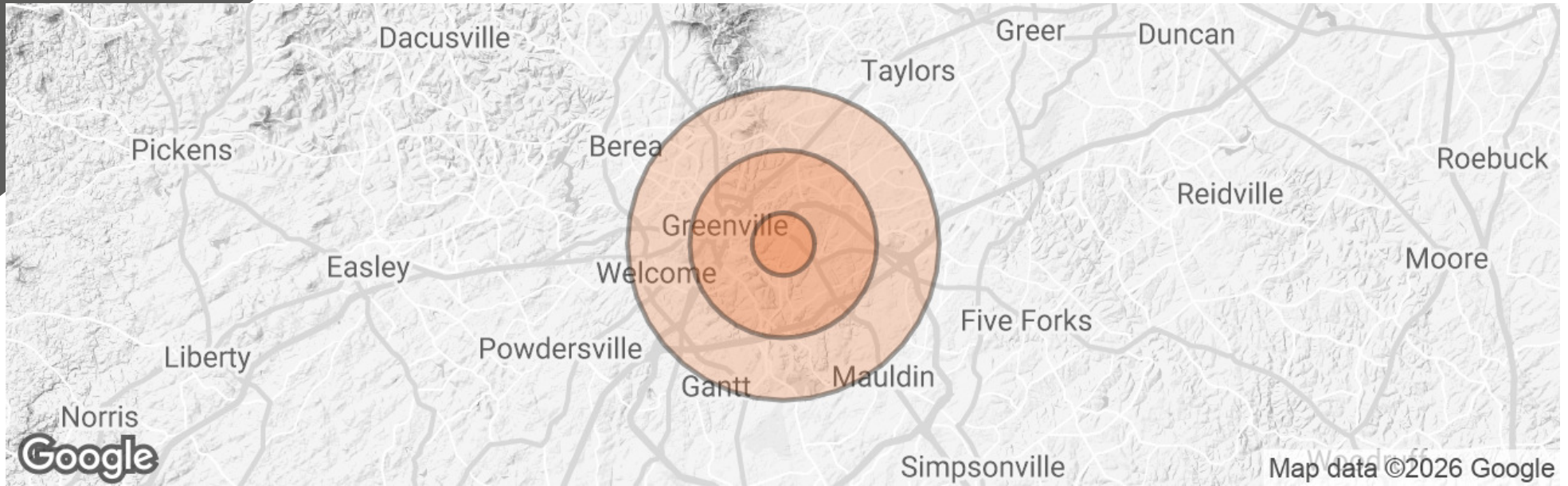
AERIAL MAP



LOCATION MAP



DEMOGRAPHICS MAP & REPORT



2026 © SiteSeer Technologies. Data by STI: PopStats. This report is provided for informational purposes only and is presented without verification or warranty

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION (2025)	±7,480	±78,759	±186,342
PROJECTED GROWTH (2030)	+4.3%	+4.6%	+3.8%
AVERAGE HH INCOME	±\$93,488	±135,466	±\$114,813
DAYTIME EMPLOYEES	±6,914	±85,359	±136,963
AVERAGE AGE	±39.4	±39.4	±39.5
MEDIAN HOME VALUE	±\$454,291	±\$627,328	±\$488,056



Chris Philbrick
Advisor
chris.philbrick@svn.com
864.631.3419

DISCLAIMER

The material contained in this Offering Brochure is furnished solely for the purpose of considering the sale of the property within and is not to be used for any other purpose. This information should not, under any circumstances, be photocopied or disclosed to any third party without the written consent of the SVN® Advisor or Property Owner, or used for any purpose whatsoever other than to evaluate the possible sale of the Property. The only party authorized to represent the Owner in connection with the sale of the Property is the SVN Advisor listed in this proposal, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Offering Brochure. If the person receiving these materials does not choose to pursue a purchase of the Property, this Offering Brochure must be returned to the SVN Advisor. Neither the SVN Advisor nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future representation of the Property. This Offering Brochure may include certain statements and estimates with respect to the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, the SVN Advisor and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Offering Brochure, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate sale Agreement between it and Owner.

The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the SVN Advisor nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property. This Offering Brochure is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to sell the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Brochure or making an offer to sell the Property unless and until the Owner executes and delivers a signed Real Estate sale Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective seller will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto. To the extent Owner or any agent of Owner corresponds with any prospective buyer, any prospective buyer should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective buyer proceeds at its own risk.