



FOR SALE
108 PENNSYLVANIA AVE

Greer, South Carolina

±105,000 SF INDUSTRIAL FACILITY

LYONS
INDUSTRIAL PROPERTIES
SALES • LEASING • DEVELOPMENT

CORFAC INTERNATIONAL



EXECUTIVE SUMMARY

- ±105,000 SF Industrial Facility located within walking distance from downtown Greer
- Includes an FDA-compliant food grade area ideal for food processing, packaging, or storage operations
- Located along the exploding I-85 corridor between Greenville/Spartanburg and Charlotte.
- Easy access to major roadways and destinations including I-85, Clemson University, the Inland Port of Greer, and the Greenville-Spartanburg International Airport
- Perfect retail, commercial, industrial, or office space located in the heart of Greer, SC.

SNAPSHOT

Address:	108 Pennsylvania Avenue Greer, SC 29650
Tax ID:	G024000602000, G024000602100, G024000602200, G024000602300, G024000602700, G024000602500
County:	Greenville County
Size:	± 105,000 SF
Sale Price:	\$6,250,000

Bobby Lyons, SIOR, CCIM
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PROPERTY SPECS

Address: 108 Pennsylvania Avenue
Greer, SC 29650

County: Greenville (City of Greer)

Tax Map ID: G024000602000, G024000602100, G024000602200,
G024000602300, G024000602700, G024000602500

Property Type: Industrial Facility

Size: ±105,000 SF

Zoned: Commercial

Clear Heights: 13' - 16'

Dock Positions: 6

Electricity: Duke Power

Water: Greer CPW

Sewer: Greer CPW



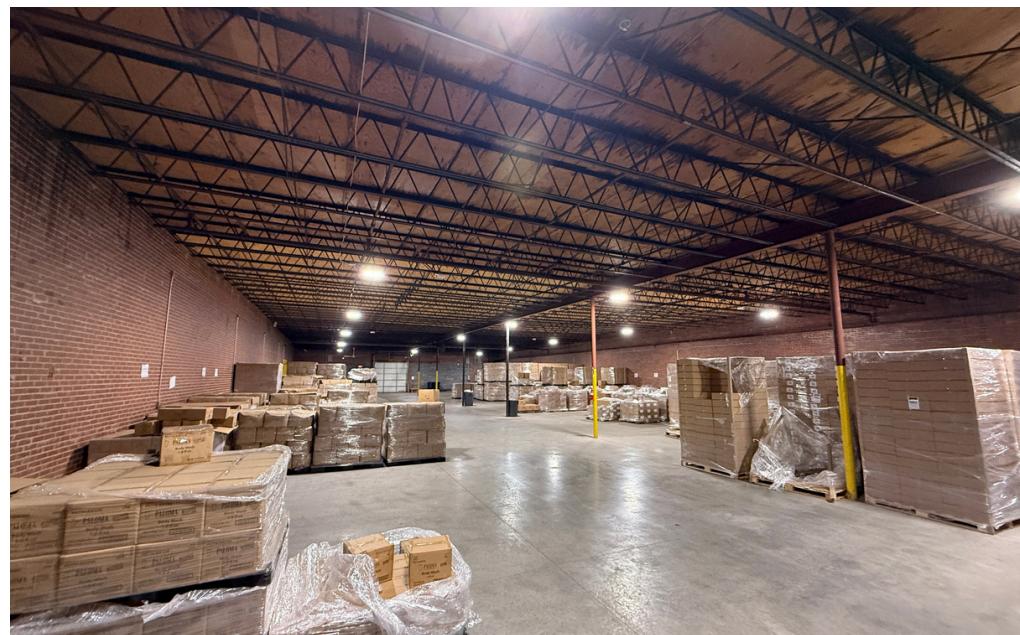
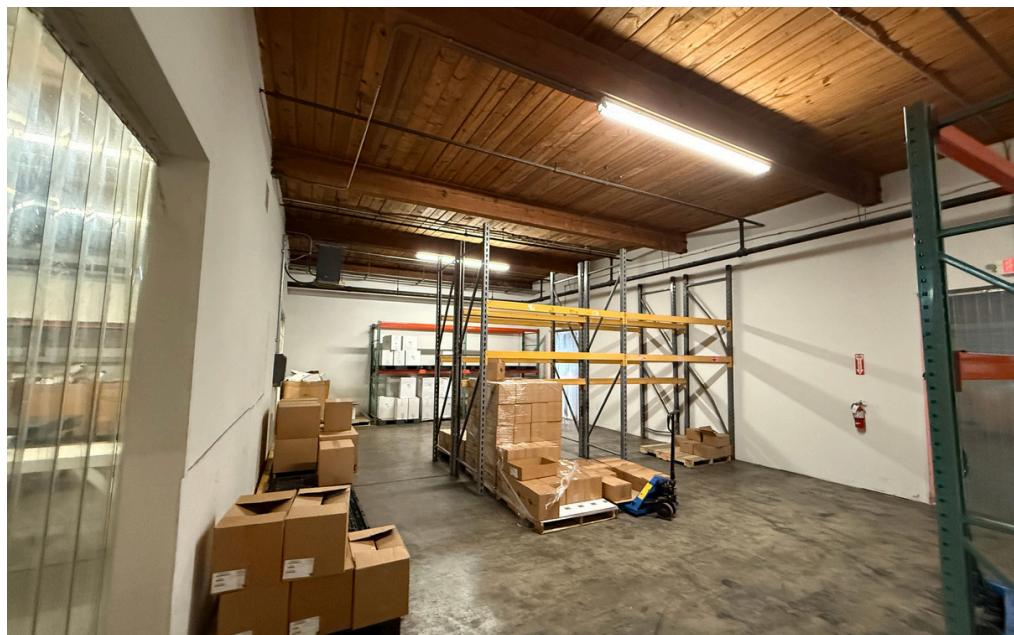
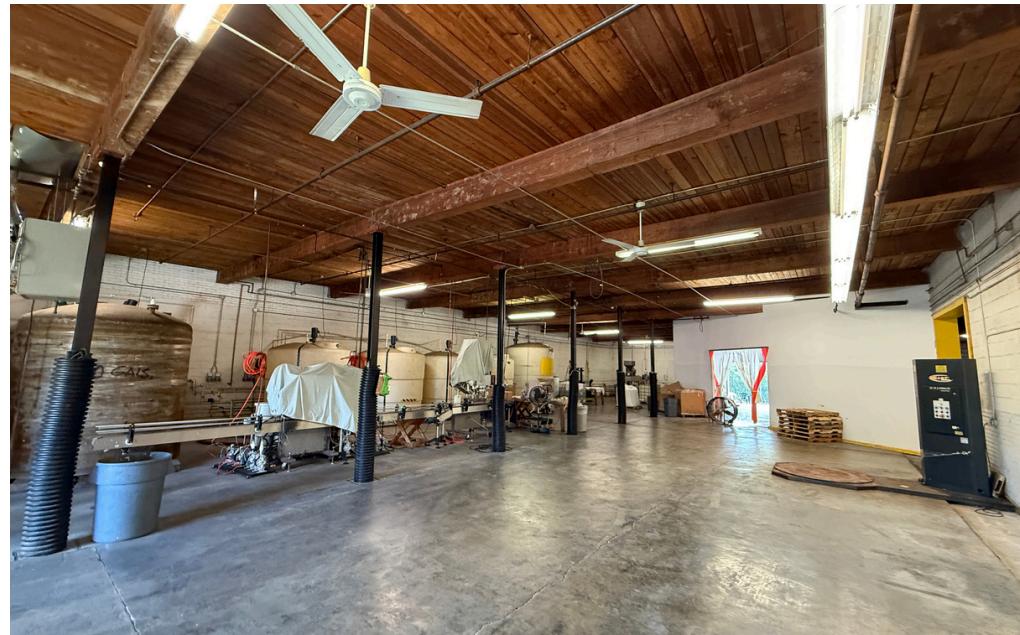
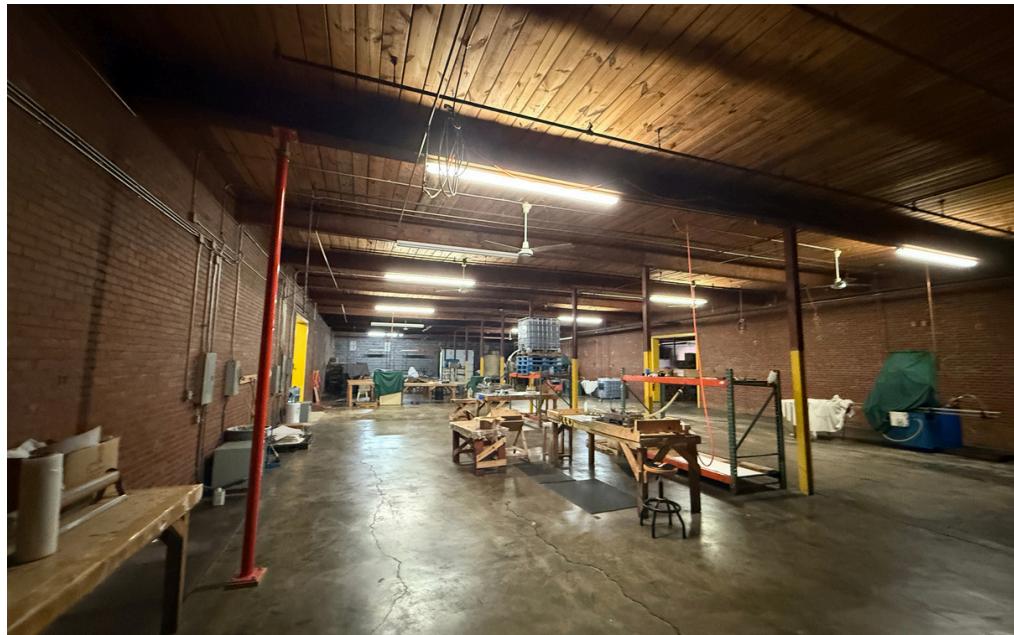
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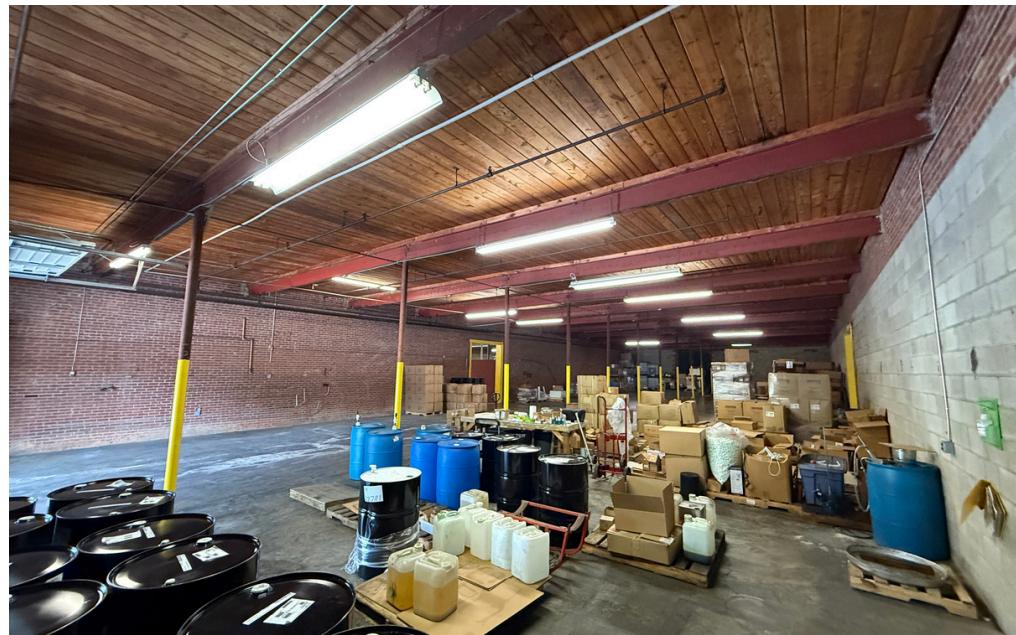
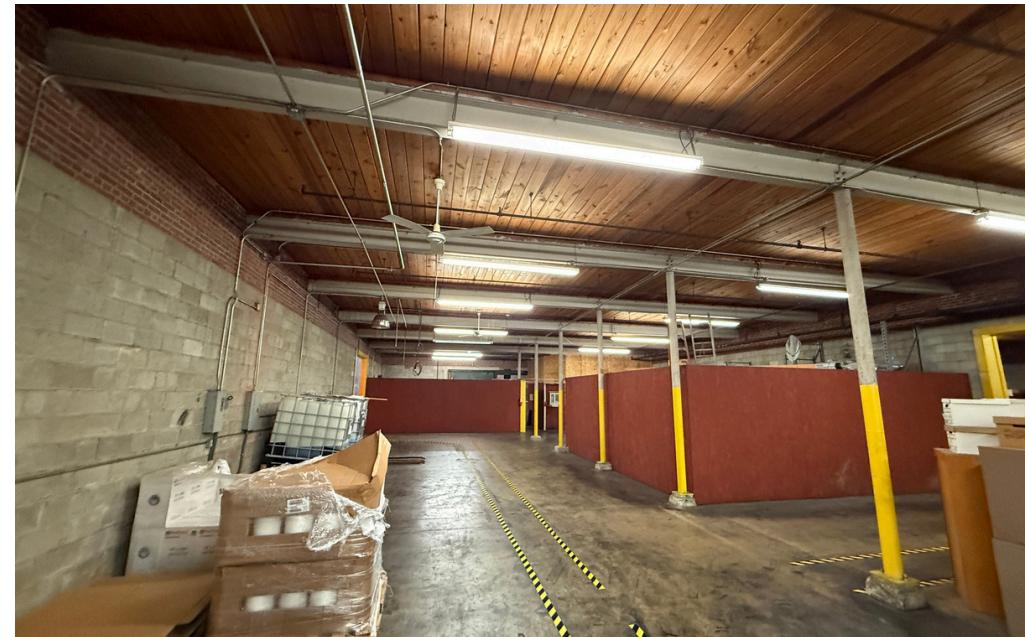
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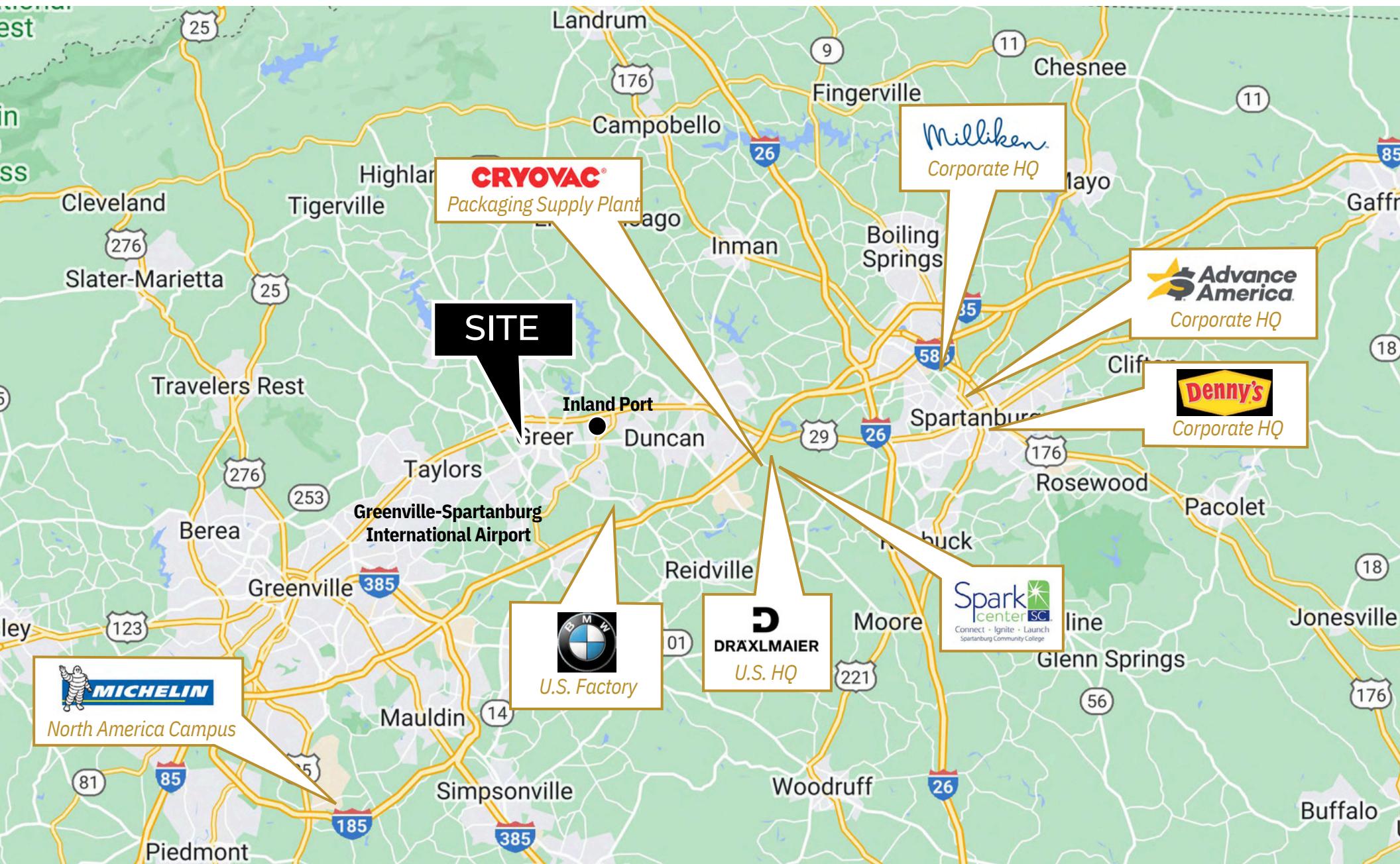
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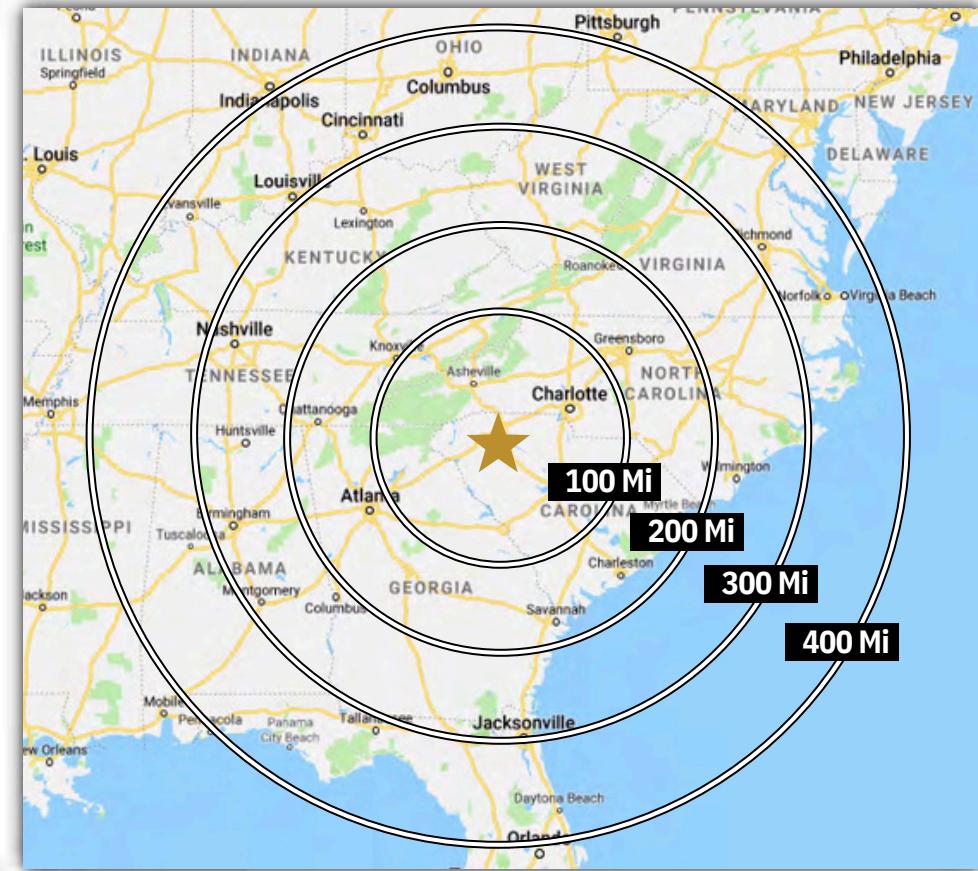
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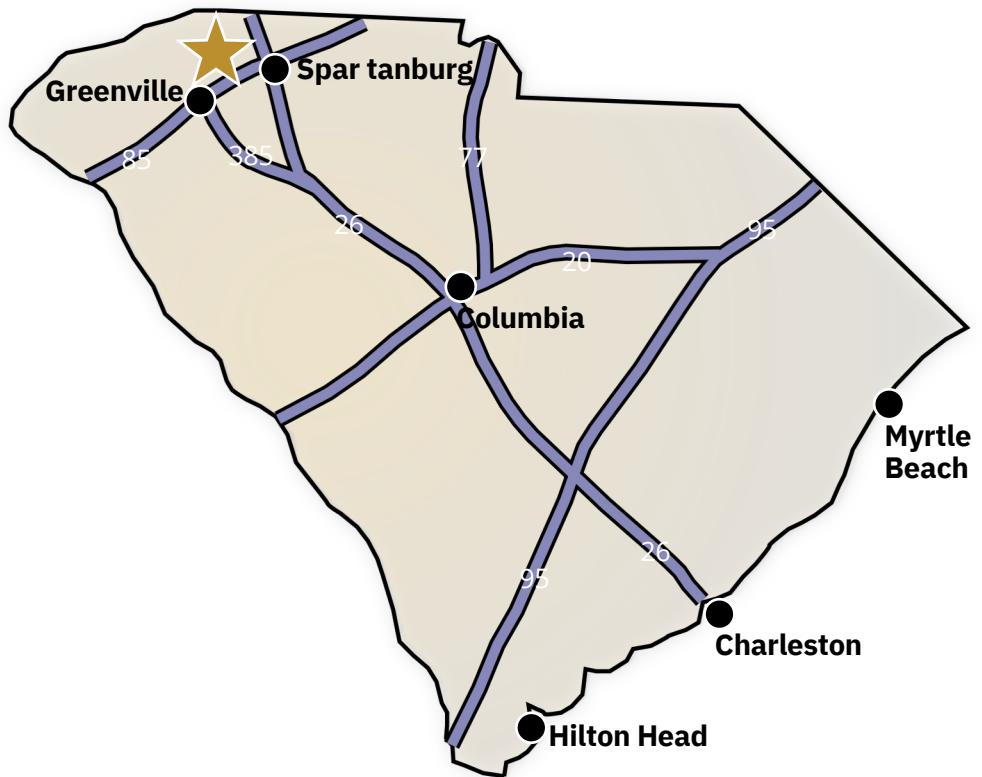


DRIVE TIMES TO U.S. MAJOR CITIES

Charlotte, NC	1 Hr 43 Min	Cincinnati, OH	6 Hr 25 Min
Atlanta, GA	2 Hr 59 Min	Washington DC	7 Hr 21 Min
Raleigh, NC	4 Hr 6 Min	Mobile, AL	7 Hr 40 Min
Nashville, TN	5 Hr 26 min	Orlando, FL	7 Hr 36 Min
Richmond, VA	5 Hr 34 Min	Columbus, OH	7 Hr 51 Min
Jacksonville, FL	5 Hr 39 Min	Indianapolis, IN	8 Hr 2 Min
Louisville, KY	6 Hr 21 Min	Pittsburgh, PA	8 Hr 20 Min

DRIVE TIMES IN SOUTH CAROLINA

I-26	27 Min	Greenville	16 Min
I-85	11 Min	Spartanburg	38 Min
I-385	17 Min	Columbia	1 Hr 49 Min
I-20	1 Hr 34 Min	Charleston	3 Hr 27 Min
I-77	1 Hr 51 Min	Hilton Head	4 Hr 5 Min
I-95	2 Hr 30 Min	Myrtle Beach	4 Hr 23 Min



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GREENVILLE COUNTY INFO

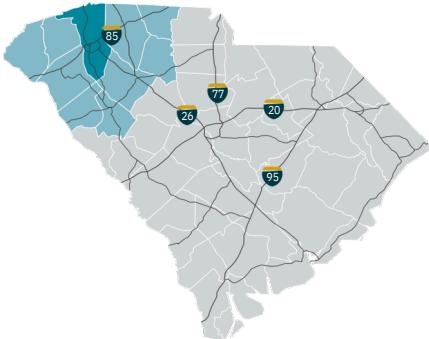


Finding an abundance of streams and rivers, textile manufacturers began operating in Upstate South Carolina in the 1820s. From those early days, Greenville County has gradually transformed from the textile capital of the world into an office, engineering and advanced manufacturing center of excellence. As South Carolina's most populous county, Greenville is situated in the northwestern corner of the state and is part of one of the nation's fastest growing areas, "The I-85 Mega-Growth Corridor." Located on I-85 between Charlotte, NC and Atlanta, GA, Greenville is just 200 miles via I-26 to the Atlantic Ocean and the Port of Charleston. To the northwest and just 30 minutes away are the Blue Ridge mountains. Access to the rest of the U.S. is made easy by the Greenville-Spartanburg International Airport, recognized as one of the most user friendly ones. With a unique blend of southern traditions and international influences, gentle rolling hills and beautiful, majestic mountains, Greenville is just the right mix for a great place to live, work and play.

TOTAL POPULATION

	2010	2023	2028	Growth Rate*
Greenville County	451,225	552,910	578,009	0.89%
Upstate SC	1,362,073	1,568,057	1,615,810	0.60%
South Carolina	4,625,364	5,311,184	5,473,930	0.61%

*Projected annual growth rate 2023-2028



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POPULATION BY AGE

	2010	2023	2028
Under 5	6.9%	5.9%	5.9%
5 to 9	6.6%	6.4%	6.1%
10 to 14	6.7%	6.6%	6.6%
15 to 24	13.5%	12.0%	12.1%
25 to 34	13.4%	13.0%	12.2%
35 to 44	14.0%	13.5%	13.5%
45 to 54	14.4%	12.5%	12.4%
55 to 64	11.8%	12.7%	11.9%
65+	12.8%	17.5%	19.4%
MEDIAN AGE	37.1	39.5	40.2

39% of the 2023 population
is prime working age

HOUSEHOLDS & FAMILIES

	2010	2023	2028
Total Households	176,531	221,108	232,835
Total Families	119,362	144,112	151,186
Average Household Size	2.49	2.45	2.44
Owner Occupied	60.9%	64.3%	65.0%
Renter Occupied	29.4%	28.1%	27.7%
Vacant	9.7%	7.7%	7.2%

MEDIAN HOUSEHOLD INCOME

	2023	2028
Greenville County	\$69,155	\$77,990
South Carolina	\$60,025	\$67,198
United States	\$72,603	\$82,410

POPULATION by Race & Ethnicity

	2010	2023	2028
White	73.8%	66.6%	65.6%
Black	18.1%	16.3%	15.7%
American Indian / Alaska Native	0.3%	0.5%	0.5%
Asian	2.0%	2.7%	3.0%
Hawaiian / Pacific Islander	0.1%	0.1%	0.1%
Some Other Race	3.9%	6.4%	7.1%
Two or More Races	1.9%	7.4%	8.1%
Hispanic Origin (any race)	8.1%	11.9%	13.1%

PER CAPITA INCOME

	2023	2028
Greenville County	\$40,561	\$46,082
South Carolina	\$35,757	\$40,747
United States	\$41,310	\$47,525

2023 EDUCATIONAL ATTAINMENT, AGE 25+

- 14.9% Graduate / Professional Degree
- 26.3% Bachelor's Degree
- 10.4% Associate Degree
- 16.5% Some College, No Degree
- 19.2% GED / Alternative Credential
- 4.2% High School Diploma
- 5.9% 9th-12th Grade, No Diploma
- 2.6% Less than 9th Grade



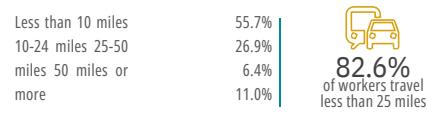
 91.5%
high school diploma
or higher

 41.2%
bachelor's degree
or higher

GREENVILLE COUNTY INFO (CONT.)

2020 COMMUTING PATTERNS

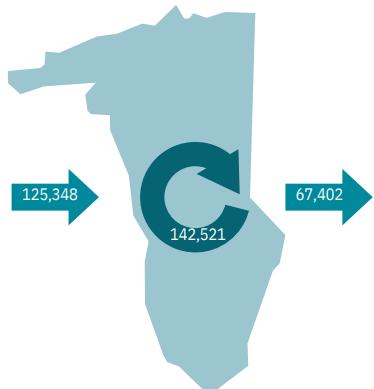
TRAVEL DISTANCE TO WORK



Greenville County WHERE DO WORKERS LIVE?

Greenville County	53.2%
Spartanburg County	10.2%
Anderson County	8.4%
Pickens County	6.1%
Laurens County	3.1%
Richland County	1.8%
Oconee County	1.7%
Lexington County	1.3%
Charleston County	1.2%
York County	1.0%

WORKER INFLOW & OUTFLOW



Live and work in Greenville County
Commute into Greenville County
Commute out of Greenville County

142,521
125,348
67,402

2023 EMPLOYMENT

by Industry

Agriculture / Mining	0.4%	1,011
Construction	6.5%	17,354
Manufacturing	16.5%	43,953
Wholesale Trade	2.3%	6,177
Retail Trade	9.7%	25,743
Transportation / Utilities	4.7%	12,462
Information	2.0%	5,240
Finance / Insurance / Real Estate	6.6%	17,516
Services	48.8%	129,635
Public Administration	2.6%	6,809
TOTAL		265,900

2023 CIVILIAN POPULATION

by Labor Force (16+)

Labor Force	272,039
Unemployed	3.5%

GROSS RETAIL SALES

by Fiscal Year



2023 BUSINESS ESTABLISHMENTS

by Industry



TOP 10 MAJOR EMPLOYERS

COMPANY
Prisma Health
Greenville County Schools*
Michelin North America*
Bon Secours St. Francis Health System*
Spectrum Communications
Greenville County Government
GE Power
TD Bank
Fluor Corporation
Verizon Wireless

*Multiple Locations

PRIMARY PRODUCT(S) / INDUSTRY	EMPLOYEES
Healthcare	10,000+
Primary Education, K-12	10,000+
Headquarters / R&D / Manufacturing (Radial Tires)	2,501-5,000
Healthcare	2,501-5,000
Utility Provider	2,501-5,000
Local Government	2,501-5,000
Turbines	1,001-2,500
Financial Services	1,001-2,500
Engineering / Construction Services	1,001-2,500
Call Center	1,001-2,500



ADDITIONAL RESOURCES



Upstate SC Alliance
John Lummus, President / CEO
864.283.2300 • upstateSCalliance.com

Sources: Appalachian Council of Governments, Esri Business Analyst, Greenville-Spartanburg International Airport, Manufacturer's News, SC Department of Revenue and Taxation, SC Ports Authority, Upstate SC Alliance, and US Census Bureau

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UPSTATE SOUTH CAROLINA INFO



Upstate SOUTH CAROLINA

A diverse range of companies seeking a competitive advantage have found a business-friendly trifecta in Upstate South Carolina: a top-ranked business climate, a world-class research environment and a superb quality of life. They are drawn here by our affordable tax rates, market accessibility and the quality and availability of our workforce. Supporting this is our dedication to research and innovation, including R&D facilities for Michelin, Fuji and General Electric and research centers that support the automotive, life sciences, plastics and photonics industries. And it's all set in a region where cost of living is about 10 percent lower than the national average and cultural and recreational opportunities cater to a diverse range of tastes.



TOTAL POPULATION

	2010	2022	2027	Growth Rate*
Upstate SC	1,362,073	1,550,553	1,600,850	0.64%
South Carolina	4,625,364	5,255,014	5,434,182	0.67%
United States	308,745,538	335,707,897	339,902,796	0.25%

*Projected annual growth rate 2022-2027

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POPULATION BY AGE

	2010	2022	2027
Under 5	6.5%	5.7%	5.6%
5 to 9	6.4%	6.1%	5.9%
10 to 14	6.6%	6.2%	6.3%
15 to 24	14.2%	12.6%	12.5%
25 to 34	12.1%	12.9%	11.6%
35 to 44	13.3%	12.3%	12.9%
45 to 54	14.4%	12.4%	12.0%
55 to 64	12.4%	13.2%	12.6%
65+	14.1%	18.5%	20.5%
MEDIAN AGE	38.2	40.2	41.1

37.6% of the 2022 population
is prime working age

HOUSEHOLDS & FAMILIES

	2010	2022	2027
Total Households	532,065	613,944	635,608
Total Families	363,466	404,034	416,221
Average Household Size	2.49	2.46	2.46
Renter Occupied	61.2%	64.5%	65.2%
Owner Occupied	26.8%	25.8%	25.0%
Vacant	12.0%	9.7%	9.8%

MEDIAN HOUSEHOLD INCOME

	2022	2027
Upstate SC	\$60,127	\$69,990
South Carolina	\$61,645	\$72,650
United States	\$72,414	\$84,445

POPULATION by Race & Ethnicity

	2010	2022	2027
White	75.5%	69.8%	68.6%
Black	18.3%	17.3%	17.4%
American Indian / Alaska Native	0.3%	0.4%	0.4%
Asian	1.4%	1.9%	2.1%
Hawaiian / Pacific Islander	0.0%	0.1%	0.1%
Some Other Race	2.8%	4.3%	4.6%
Two or More Races	1.6%	6.3%	6.9%
Hispanic Origin (any race)	5.5%	8.0%	8.3%

PER CAPITA INCOME

	2022	2027
Upstate SC	\$34,518	\$40,048
South Carolina	\$36,186	\$41,955
United States	\$40,363	\$47,064

2022 EDUCATIONAL ATTAINMENT, AGE 25+

- 11.6% Graduate / Professional Degree
- 18.8% Bachelor's Degree
- 11.4% Associate Degree
- 18.6% Some College, No Degree
- 5.2% GED / Alternative Credit
- 22.4% High School Diploma
- 8.1% 9th-12th Grade, No Diploma
- 3.8% Less than 9th Grade



 88%
high school diploma
or higher

 30.4%
bachelor's degree
or higher

UPSTATE SOUTH CAROLINA (CONT.)

2020 COMMUTING PATTERNS

TRAVEL DISTANCE TO WORK

Less than 10 miles	43.7%	
10-24 miles	33.2%	
25-50 miles or more	8.3%	

76.9% of workers travel less than 25 miles

WORKER INFLOW & OUTFLOW



Live and work in Spartanburg County
Commute into Spartanburg County
Commute out of Spartanburg County

75,577
65,922
57,050

Spartanburg County
WHERE DO WORKERS LIVE?

Spartanburg County	53.4%
Greenville County	17.0%
Cherokee County	4.1%
Anderson County	2.9%
Union County	1.9%
Laurens County	1.8%
Richland County	1.5%
Pickens County	1.5%
York County	1.2%
Lexington County	1.1%

2023 EMPLOYMENT

by Industry

Agriculture / Mining	0.6%	920
Construction	5.8%	8,927
Manufacturing	20.3%	31,037
Wholesale Trade	2.0%	3,076
Retail Trade	10.4%	15,905
Transportation / Utilities	7.5%	11,532
Information	1.7%	2,634
Finance / Insurance / Real Estate	4.8%	7,305
Services	43.8%	66,878
Public Administration	3.0%	4,642
TOTAL	100%	152,856

2023 CIVILIAN POPULATION

by Labor Force (16+)

Labor Force	159,818
Unemployed	4.4%

2023 BUSINESS ESTABLISHMENTS

by Industry

 497	 899	 1,499
Manufacturing	Leisure and Hospitality	Retail
 1,006	 296	
Professional and Business Services	Transportation and Warehousing	

GROSS RETAIL SALES

by Fiscal Year

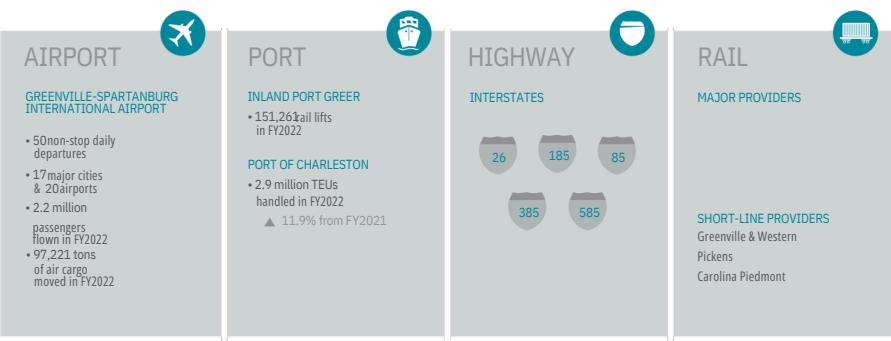


TOP 10 MAJOR EMPLOYERS

COMPANY	BMW Manufacturing Corporation
Prisma Health	
Spartanburg Regional Healthcare System	
School District of Greenville County	
Spartanburg County School Districts	
Michelin North America	
Clemson University	
Bon Secours St. Francis Health System	
Spectrum Communications	
Greenville County	

PRIMARY PRODUCT(S) / INDUSTRY	Automobile Manufacturer
Healthcare System	Healthcare System
Healthcare System	K-12 Public Education
K-12 Public Education	K-12 Public Education
Tire Manufacturer	Tire Manufacturer
Public Research University	Public Research University
Healthcare System	Healthcare System
Call Center	Call Center
Local Government	Local Government

EMPLOYEES	5,000+
5,000+	5,000+
5,000+	5,000+
5,000+	5,000+
5,000+	5,000+
5,000+	5,000+
2,501-5,000	2,501-5,000
2,501-5,000	2,501-5,000
2,501-5,000	2,501-5,000



ADDITIONAL RESOURCES



UpstateSCAlliance

Sources: Appalachian Council of Governments, ESRI Business Analyst, Greenville-Spartanburg International Airport, Lightcast 2023.2 (QCEW), Manufacturer's News, SC Department of Revenue and Taxation, SC Ports Authority, Upstate SC Alliance, US Bureau of Labor Statistics, and US Census Bureau

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