

Mixed-Use Commercial | For Lease

CBRE

# Downtown Greenville Infill Commercial Space

±10,228 up to ±218,514 SF Available

1533 Buncombe Road  
Greenville, SC 29601  
Site #2510

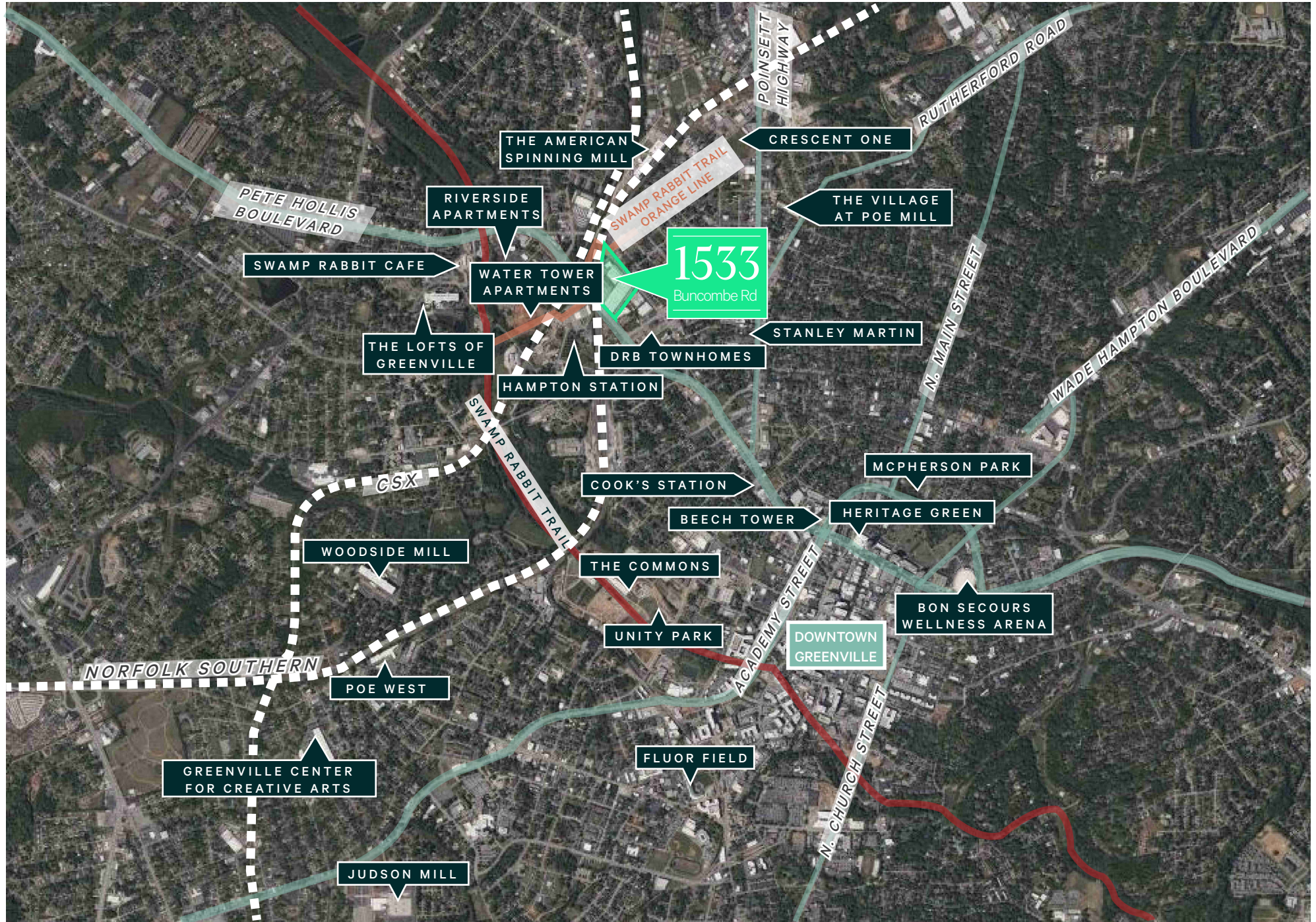
Click to View Property Video





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Greenville, SC 29601





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# Property Details

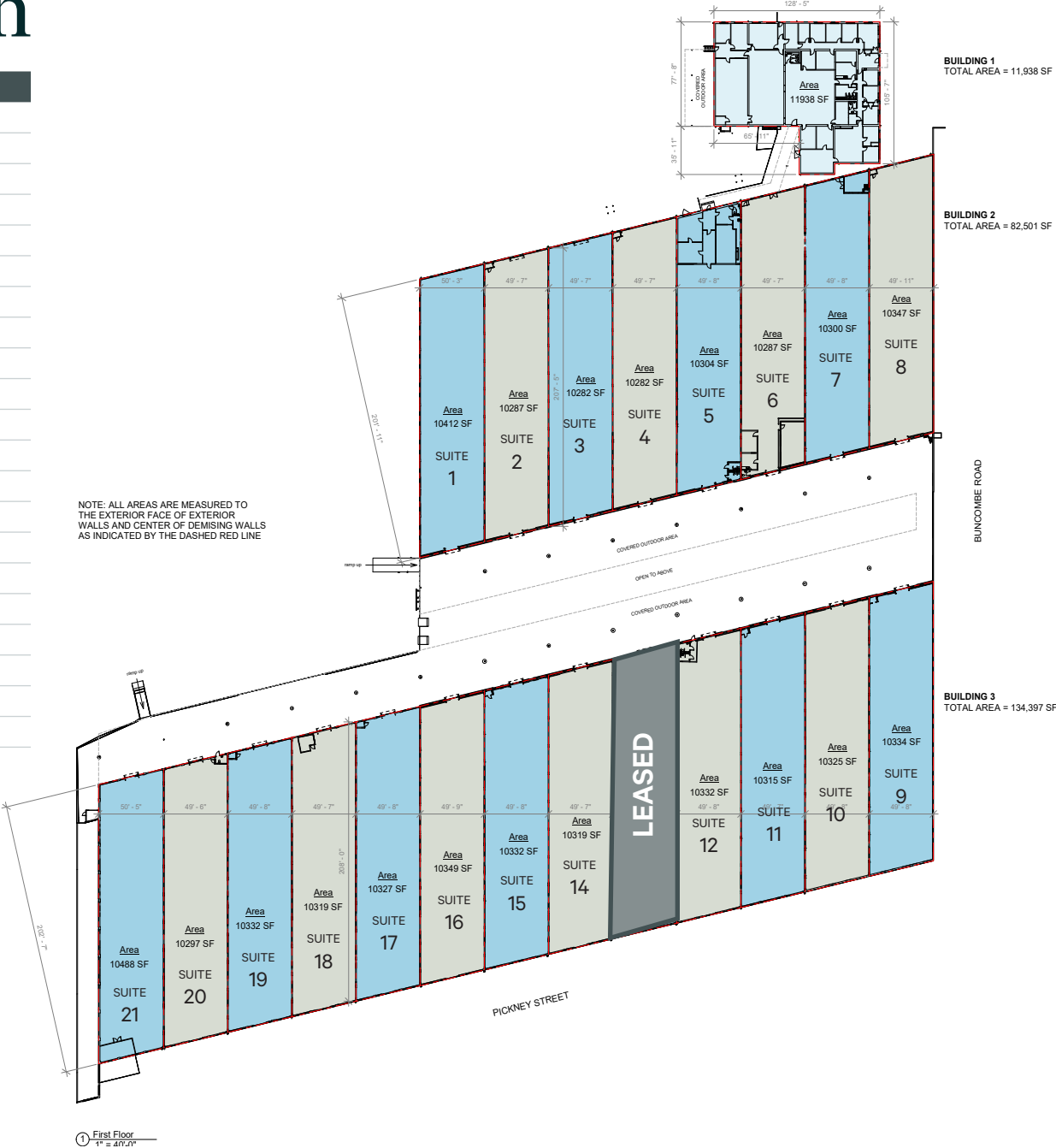
- + 10,228 SF up to 218,514 SF Available
- + 21 Bays from  $\pm 10,228$  to  $\pm 10,488$  SF per bay
- + Clear span in each bay
- +  $\pm 2,142$  SF Covered staging area per bay
- + 6 Dock doors, 5 with levelers + room to add more
- + 2 Drive-in doors
- + Office: Up to  $\pm 12,000$  SF
- + Clear Height: 15'5" - 17'5"
- + Sprinkler: Ordinary Hazard - Dry
- + Duke Energy: 9000 amps, 480 volt
- + Potential Uses: Flex/warehouse, creative office, destination/experiential retail, personal storage unit
- + Site is fully fenced and secured
- + Property Size: 9.48 Acres
- + Zoned: Greenville County | I-1
- + Parcel ID: 0150000100100
- + Located in an Opportunity Zone
- + ***New Ownership- functional and cosmetic improvements complete***

Contact Broker for Lease Rate &  
Additional Property Information



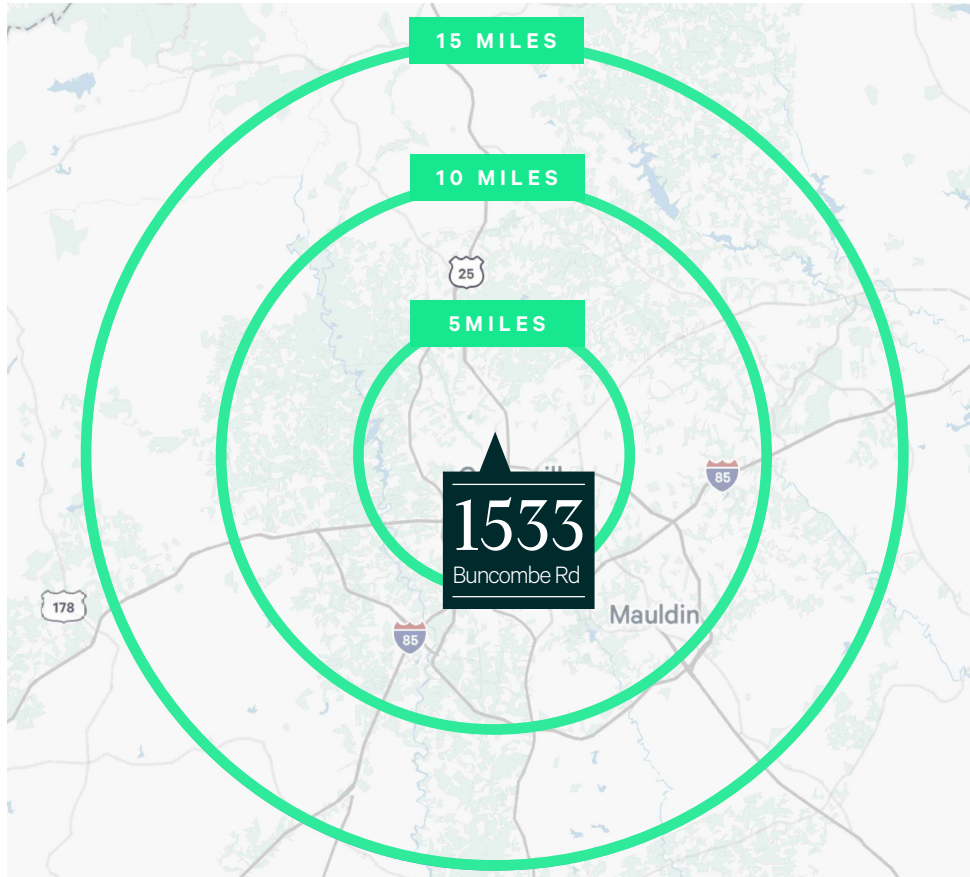
Floor Plan

Suite	SF
1	10,412 SF
2	10,287 SF
3	10,282 SF
4	10,262 SF
5	10,304 SF
6	10,287 SF
7	10,300 SF
8	10,347 SF
9	10,334 SF
10	10,325 SF
11	10,315 SF
12	10,332 SF
13	LEASED
14	10,319 SF
15	10,332 SF
16	10,349 SF
17	10,327 SF
18	10,319 SF
19	10,332 SF
20	10,297 SF
21	10,488 SF



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## Contact Us

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## DEMOGRAPHIC COMPREHENSIVE 5 MILES 10 MILES 15 MILES

### POPULATION

2024 Population	163,198	396,344	640,788
5-Yr Projected Population Growth Rate	1.19%	1.10%	1.09%
Daytime Population	209,973	464,318	682,606
Businesses	9,293	18,266	24,319

### HOUSEHOLD INCOME

Avg HH Income	\$95,634	\$99,238	\$101,902
Median HH Income	\$60,736	\$69,982	\$74,434

### EDUCATION

Bachelor's Degree or Higher	28,518	71,267	111,559
Labor Force	81,625	200,120	321,540

LOCATION	DISTANCE
Downtown Greenville	1.4 Miles
I-385	2.3 Miles
I-185	4.4 Miles
I-85	6.9 Miles
GSP International Airport	14.6 Miles
BMW	15.8 Miles
Inland Port Greer	18.0 Miles
Downtown Spartanburg	31.8 Miles
Downtown Charlotte	104 Miles
Port of Charleston	215 Miles

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