

5031 HIGHWAY 153

EASLEY, SOUTH CAROLINA 29642

AVAILABLE FOR SALE
±25,000 SF OFFICE/SHOWROOM SPACE



**TRINITY
PARTNERS**



Chisolm Nicholson, CCIM, SIOR
cnicholson@trinity-partners.com
864.270.8419



Dawson Kellett
dkellett@trinity-partners.com
864.979.3405



Walt Robinson, CCIM, SIOR
wrobinson@trinity-partners.com
864.616.1035

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PROPERTY SPECIFICATIONS

MODERN SHOWROOM

HIGH VISIBILITY

FLEXIBLE LAYOUT

AVAILABLE SF	±25,000 SF
OFFICE SF	17,818 SF
WAREHOUSE SF	7,182 SF
CLASS	A
LOT SIZE	3.14 AC
COUNTY	PICKENS
SUBMARKET	POWDERSVILLE
DRIVE-IN DOORS	4
FRONTAGE	187'
PARKING	170 SPACES
YR BUILT/RENOV.	2008/2017
POWER	1,800+ AMPS





PROPERTY HIGHLIGHTS

- 25,000 SF modern building constructed in 2008, offering well-maintained improvements that compare favorably to competing properties.
- 3.143-acre site with direct frontage on Highway 153, providing exceptional visibility, easy ingress/egress, and strong traffic exposure.
- Located on Highway 153, the highest-trafficked corridor in Upstate South Carolina (22,800 VPD), immediately adjacent to a signalized intersection.
- Situated in Powdersville, one of South Carolina's fastest-growing markets over the past four years.
- Site configuration, frontage, and building layout create an ideal opportunity for conversion to an automotive dealership with showroom, service bays, and outdoor inventory display.
- Well-capitalized tenant provides a short-term leaseback with fixed, non-negotiable NNN rent, covering taxes, insurance, and maintenance throughout the lease term.
- Strong automotive dealership conversion potential provides a clear and identifiable long-term exit strategy.
- Easy access to lighted intersection

SALE/LEASEBACK SUMMARY

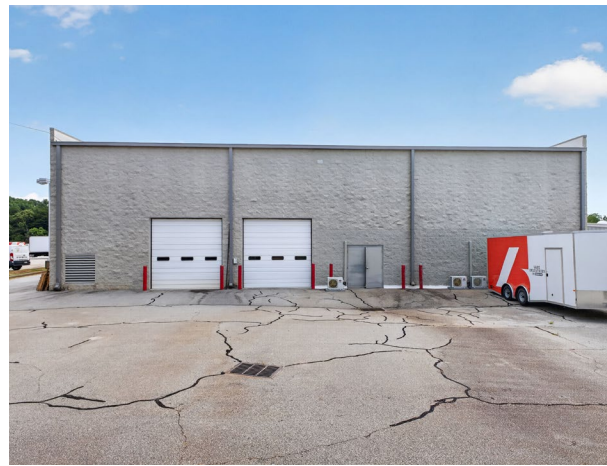
PURCHASE PRICE	Call for offers
SELLER/TENANT	Safe Industries (relocating to a new owner-occupied facility)
LEASE TERM	1-year leaseback at close of sale, NO renewal options
LEASE TYPE	Absolute NNN fixed rent, non-negotiable/no-escalation adjustments
IN-PLACE RENT	Negotiable with purchase price
LL RESPONSIBILITIES	None

TENANT SUMMARY



Safe Industries, a well-capitalized and growing operator, is selling its current facility at 5031 Highway 153 South as it relocates to a new purpose-built headquarters. The sale offers investors a rare opportunity to acquire a well-located asset with one year of guaranteed NNN lease income from a strong tenant at closing, followed by vacant possession. Positioned for a variety of future uses, particularly an automotive dealership given its exceptional visibility, access, and site layout—the property combines immediate cash flow with long-term value-add and owner-user potential.

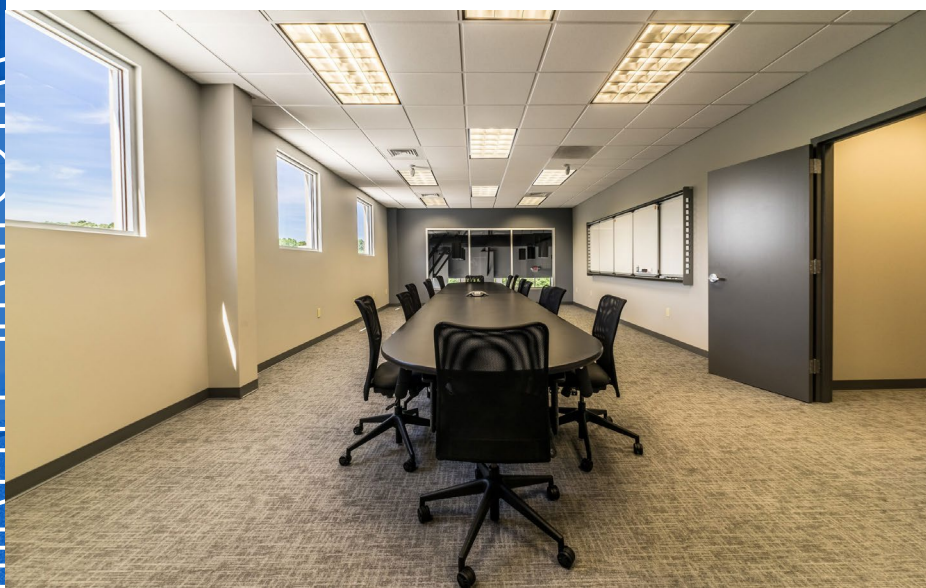
SAFE INDUSTRIES



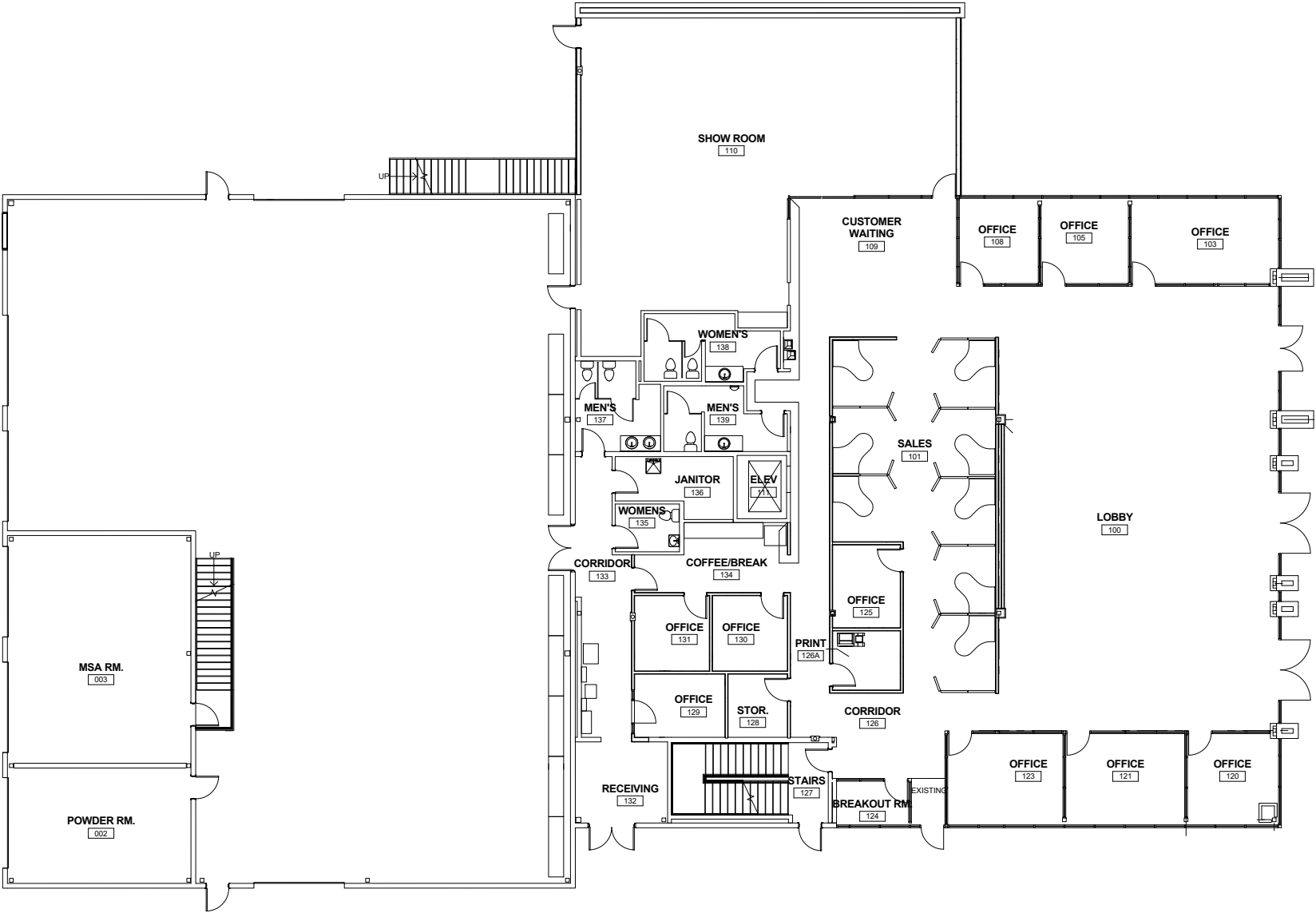
EXTERIOR

INDUSTRIES

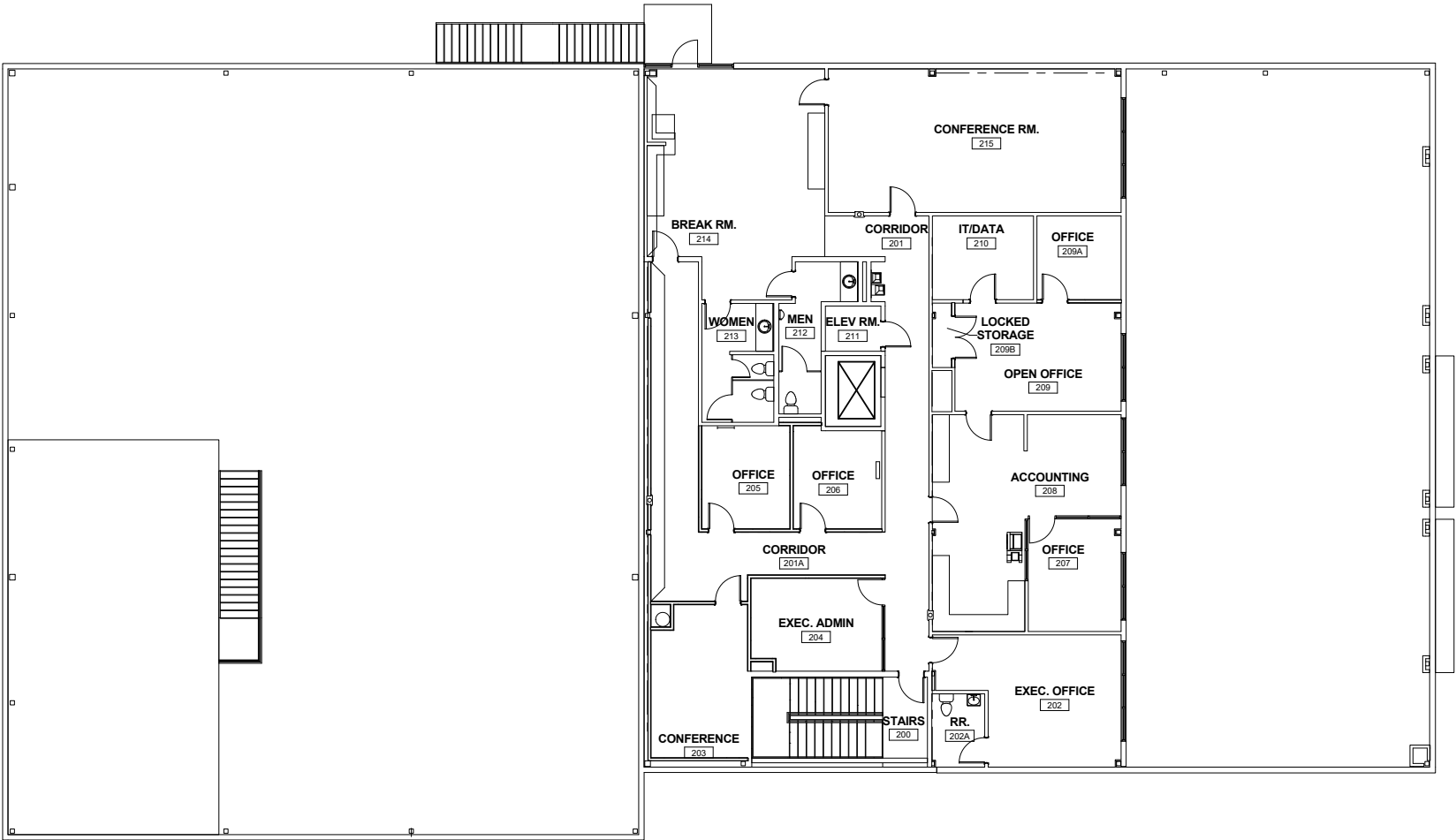
INTERIOR



FIRST FLOOR



SECOND FLOOR



LOCATION

The property is located on SC Highway 153, a primary commercial corridor connecting Easley, Powdersville, Greenville, and Interstate 85. SC-153 is a major retail and office artery in the Upstate market and carries significant daily traffic, providing excellent visibility and accessibility.



SURROUNDING RETAIL



ABOUT GREENVILLE, SC

Downtown Greenville features a vibrant Main Street connecting numerous activities, housing a dynamic mix of over 120 independent business, retail, and restaurant offerings in a 10-block radius from the historic West End to NOMA Square.

Modern office towers share the streetscape with historic, repurposed buildings housing innovative startups and established firms. Nationally recognized retailers set the stage for a diverse selection of independent boutiques, creating a vibrant shopping experience.

The culinary scene thrives with award-winning upscale restaurants, international bistros, and lively gastropubs, catering to a discerning clientele and fostering a culture of after-work socializing that energizes the district well into the evening. This carefully curated blend caters to a growing workforce and a strong tourist base, ensuring a steady stream of customers for any business seeking a prime downtown location.

Falls Park on the Reedy, a 32-acre green space, serves as a focal point, seamlessly blending modern and historic elements. The area boasts pedestrian paths linking to the extensive Prisma Health Swamp Rabbit Trail System, earning praise as a Bicycle Friendly Community. With 2.5 million annual visitors, Greenville has garnered recognition for its livability and pedestrian-friendly environment, becoming a model for urban planning nationwide.



**TOP 10 BEST
DOWNTOWNS IN THE
COUNTRY (LIVABILITY)**

115 RETAILERS

**MORE THAN 110
INDEPENDENT
RESTAURANTS**

DEMOGRAPHICS	1 MILE RADIUS	3 MILE RADIUS	5 MILE RADIUS
POPULATION	10,624	82,212	173,830
HOUSEHOLDS	4,836	36,534	75,013
AVG. H INCOME	\$122,168	\$109,589	\$106,450
MED. HH INCOME	\$78,431	\$63,406	\$62,949
% OF HOMES VALUED \$300,000+	66.80%	54.30%	44.50%

UPSTATE, SC SUMMARY

1.6 MILLION

TOTAL POPULATION
IN UPSTATE SC

79 PEOPLE

MOVE TO GREENVILLE
EVERY DAY

**HOME TO MORE
THAN 575**

INTERNATIONAL
COMPANIES

724,981

TOTAL LABOR FORCE

2.9%

UNEMPLOYMENT RATE

CONNECTED TO

**100 MILLION
PEOPLE**

BY A DAY'S DRIVE VIA FOUR
MODAL TRANSPORTATION
(INTERSTATES, PORTS,
RAIL AND AIR)

DATA FROM UPSTATE SC ALLIANCE