



FOR LEASE

710 Lowndes Hill Road

710 LOWNDES HILL ROAD | GROUND LEVEL

Greenville, SC 29607

PRESENTED BY:

ROD SUAREZ

O: 864-999-0776

rsuarez@blackstreamcre.com

BLACKSTREAM[®]
COMMERCIAL REAL ESTATE

PROPERTY SUMMARY



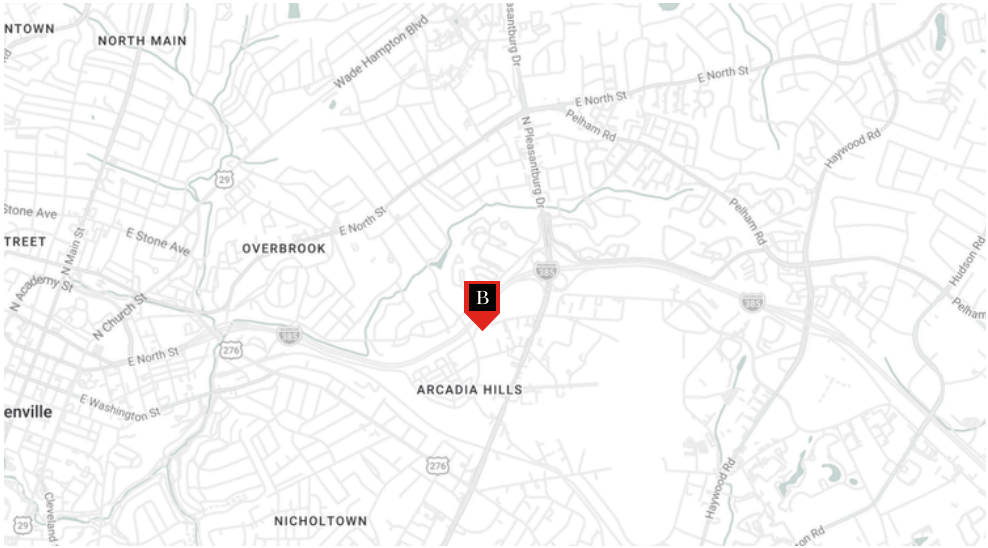
OFFERING SUMMARY

LEASE RATE	\$13/SF NNN
TOTAL BUILDING SIZE	± 8,907 SF
TOTAL LOT SIZE	±
UNIT	GROUND LEVEL
AVAILABLE LEASABLE SF	± 4,485 SF
MINIMUM LEASABLE SF	± 2,242 SF (HALF)
TENANT IMPROVEMENT (TI) ALLOWANCE	AVAILABLE*

*TENANT IMPROVEMENT (TI) ALLOWANCE IS NEGOTIABLE BASED ON LEASE TERM AND CREDITWORTHINESS

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O: 864-905-0448
rsuarez@blackstreamcre.com



PROPERTY DESCRIPTION

Positioned in the North Pleasantburg Drive and Downtown Airport submarket, 710 Lowndes Hill Road offers up to 4,485 square feet of ground-floor commercial space in a highly accessible Greenville location. The space may also be divided to accommodate a minimum of approximately 2,242 square feet, providing flexibility for professional office, corporate headquarters, or service-oriented users. Convenient access to Interstate 385, Highway 291, downtown Greenville, and Greenville-Spartanburg International Airport supports both local operations and regional connectivity.

- Strategic Location: Situated highly accessible with rapid access to Interstate 385, Highway 291 and downtown Greenville.
- Airport Proximity: Just minutes from Greenville-Spartanburg International Airport (GSP), ideal for regional and national corporate accessibility.
- Functional Layout: Ground-floor accessibility offering flexible configuration options for professional office, corporate headquarters, or service-oriented commercial users.
- On-Site Amenities: Ample surface parking, professional landscaping, and strong surrounding corporate synergy.

ADDITIONAL PHOTOS - INTERIOR



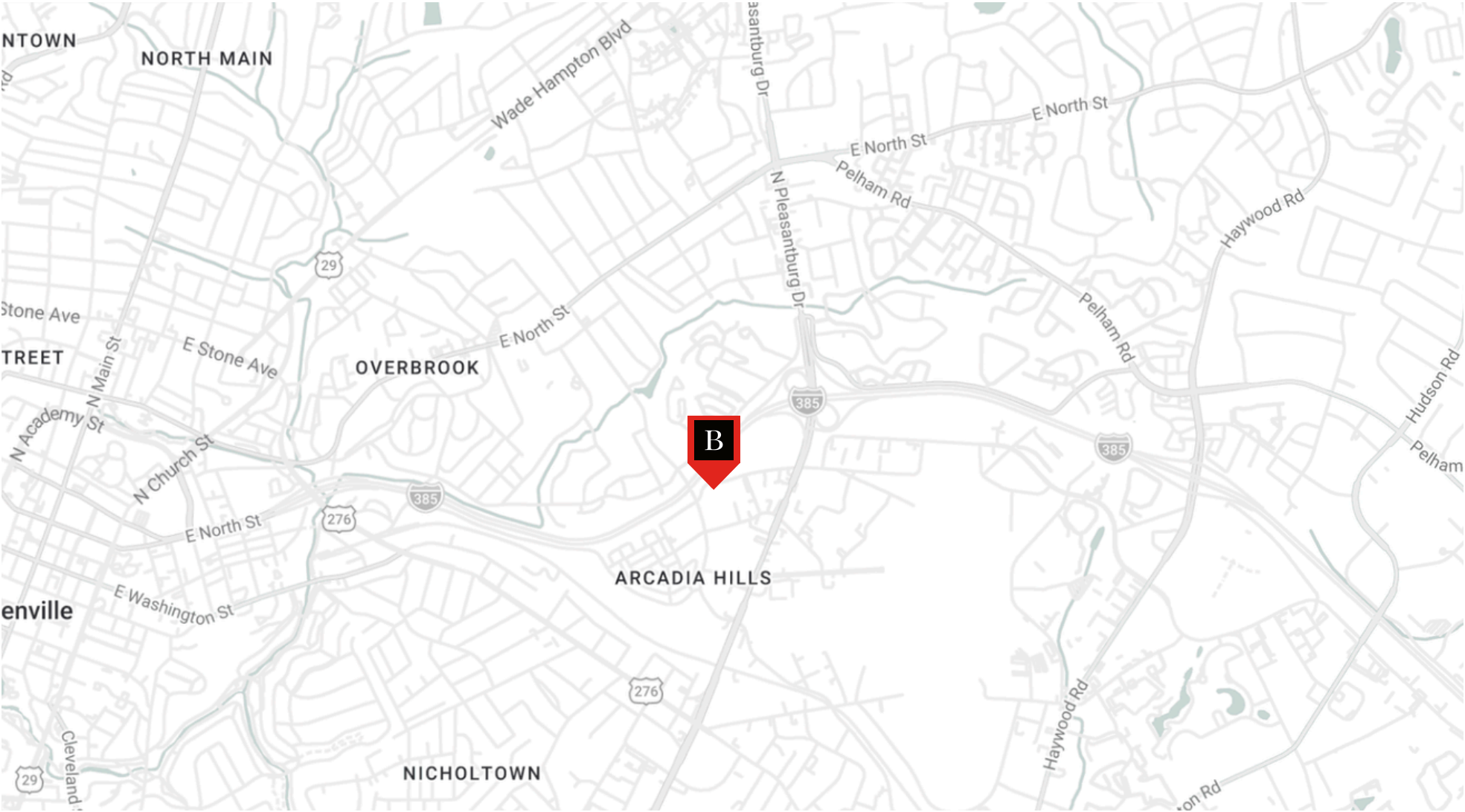
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ADDITIONAL PHOTOS - EXTERIOR



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LOCATION MAP



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REGIONAL MAP



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AREA DEMOGRAPHICS

POPULATION DATA	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	± 4,850	± 42,100	± 118,500
DAYTIME POPULATION	± 6,200	± 38,400	± 95,000
AVG HOUSEHOLD INCOME	\$88,400+	\$94,200+	\$89,150+
MEDIAN AGE	± 38.5	± 39.1	± 37.8



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ADVISOR BIO



ROD SUAREZ

MANAGING DIRECTOR & SENIOR ADVISOR

rsuarez@blackstreamcre.com
O: 864-637-9302 | C: 864-905-0448

PROFESSIONAL BACKGROUND

Born and raised in Mexico City, Rod's journey to Greenville began more than two decades ago, coinciding with the region's remarkable growth. Today, he utilizes his unique perspective and deep-rooted relationships to drive successful business outcomes for his clients.

Starting his career in residential real estate sales, Rod's understanding of the property landscape is as vast as it is diverse. Recently, he strategically shifted his focus to commercial real estate. His decision was fueled by the rapid influx of businesses into the Greenville region, a trend he anticipates will continue to rise in the coming years.

In Greenville for over 20 years, Rod's personal and professional relationships have not only enriched his life but also played an instrumental role in his career success. He is deeply connected with the community, embracing its transformation over the years, and actively participating in its future growth. In Rod Suarez you find a local expert with international roots, a strategic problem solver with a keen eye for opportunities, and a committed partner with a firm belief in the power of relationships.

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20 Overbrook Court, Ste. 400, Greenville, SC 29607
864-637-9302 | blackstreamcre.com

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