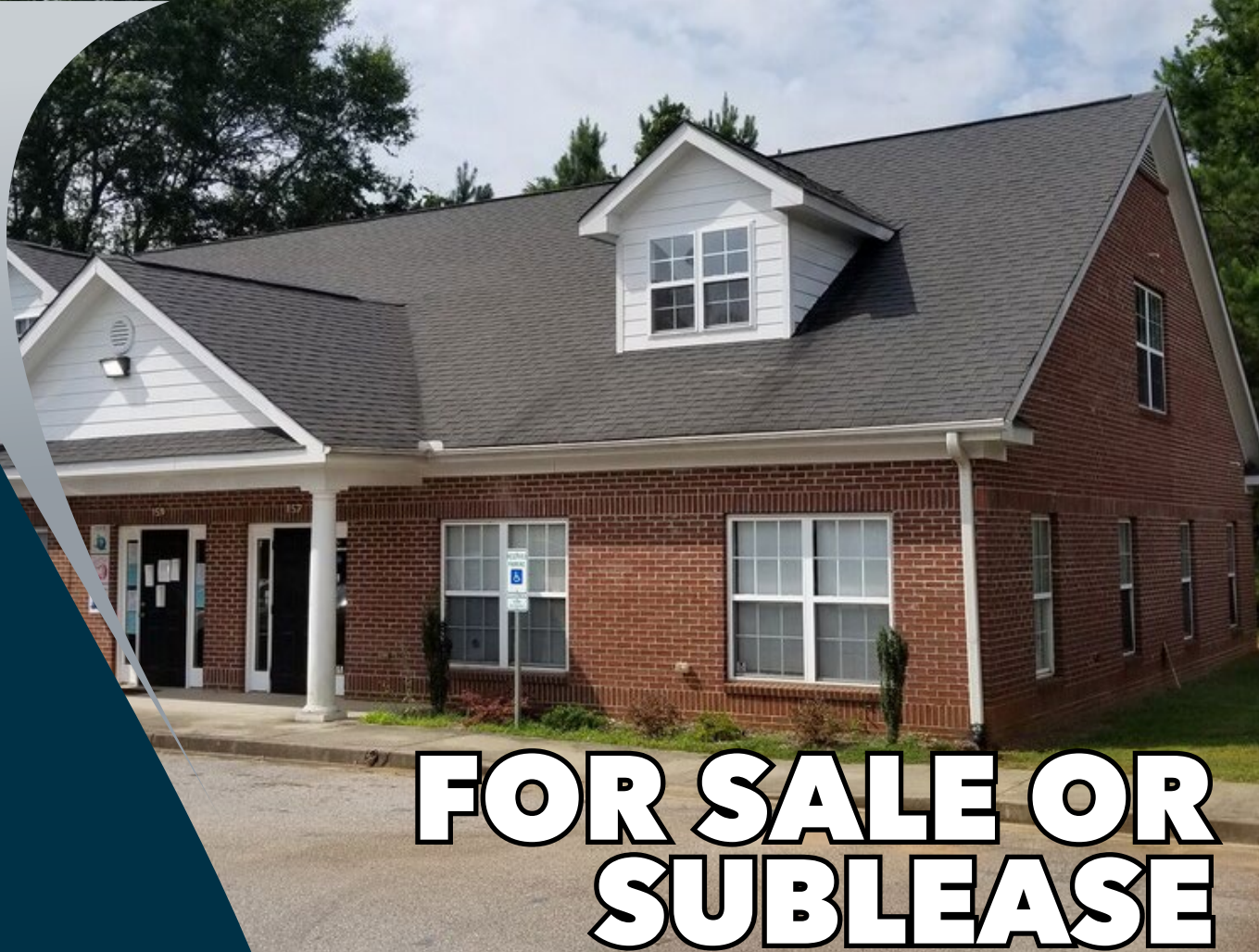




FOR SALE OR SUBLEASE

±2,200 SF OFFICE SPACE

157 Commons Way
Greenville, SC 29611



LEE & ASSOCIATES
GREENVILLE/SPARTANBURG

Darath Mackie

Vice President

864.337.1543

dmackie@lee-associates.com

Chris Schwab

Vice President

512.968.1252

cschwab@lee-associates.com

PRICING/RATE:

**LEASE: \$7.67/SF
(NNN)**

SALE: \$295,000

- Sublease - Expires January 2026
- 4 Offices
- 2 Restrooms
- Large conference room
- Open collaboration space on the second floor
- Ample Free Parking

Interactive PDF



864.704.1040

LeeUpstate.com



DOWNTOWN ACCESS

CLOSE PROXIMITY
TO DOWNTOWN

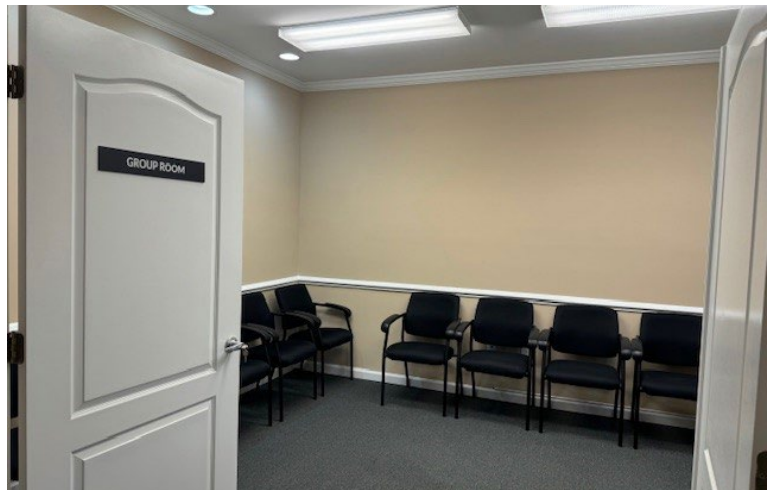


LOCATION

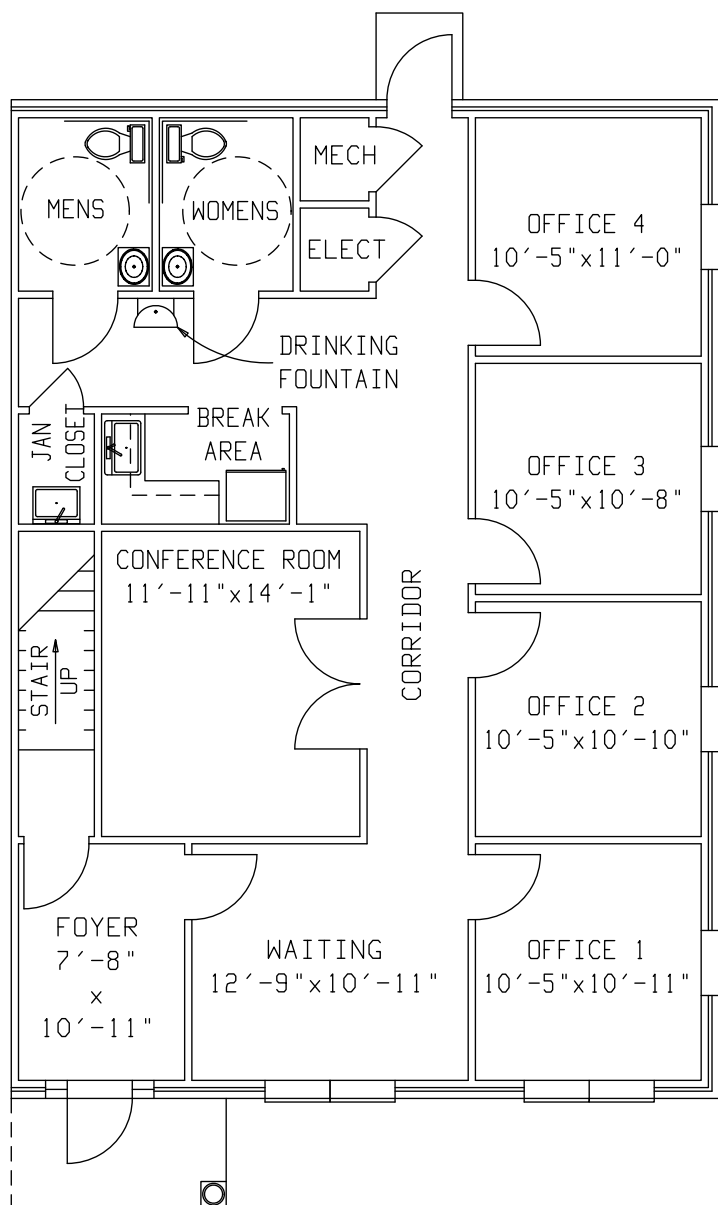
SURROUNDED BY
MULTIPLE RESTAU-
RANTS, SHOPPING
AND PERSONAL
SERVICES

PROPERTY OVERVIEW & PHOTOS

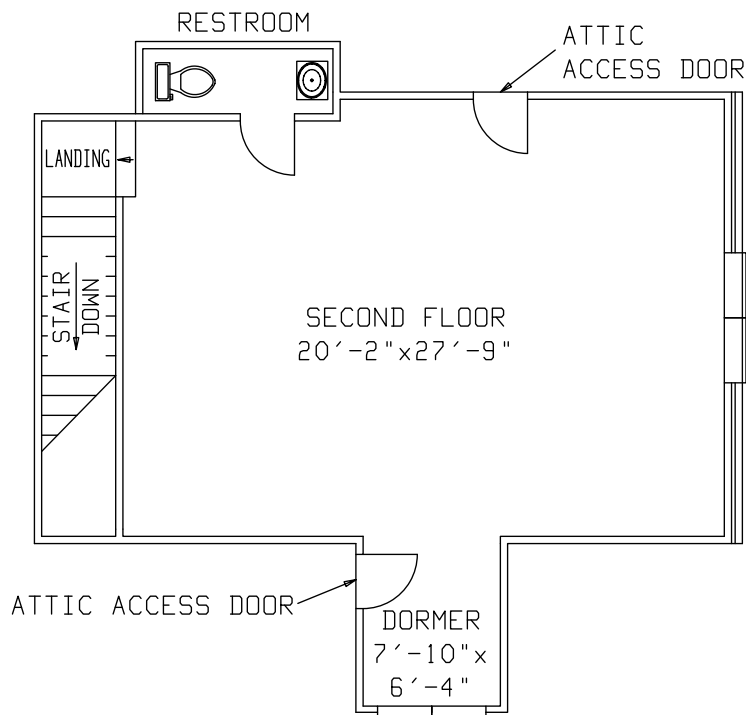
PROPERTY NAME	White Horse Road Professional Park
TYPE	Office Condo
TOTAL BUILDING SF	Condo Unit is ±2,200 SF
TOTAL AVAILABLE SF	±2,200 SF
TAX MAP #	237040102600
COUNTY	Greenville
CITY LIMITS	No
ZONING	C-2
YEAR BUILT	2005
CONSTRUCTION TYPE	Masonry
ROOF	Shingle
PARKING	Ample On Site And Free
RESTROOMS	Yes
SUBMARKET	West Side Greenville
NUMBER OF OFFICES	4
CONFERENCE ROOM	Yes
BREAK ROOM	Yes
RECEPTION AREA	Yes
SHARED SPACE	No



FLOOR PLANS



FIRST FLOOR



SECOND FLOOR



LOCATION OVERVIEW

- 1 Wal-Mart Supercenter
- 2 Aldi's
- 3 Walgreens
- 4 Tarascos Mexican Grill
- 5 Zaxby's
- 6 Applebee's
- 7 Bank of Travelers Rest
- 8 Hibachi Express
- 9 Verizon



AREA DEMOGRAPHICS

POPULATION	1 MILE	3 MILE	5 MILE
2023 Population	4,290	54,845	123,188
2028 Population Projection	4,458	56,819	127,033
Annual Growth 2010-2023	1.9%	1.6%	1.3%
Annual Growth 2023-2028	0.8%	0.7%	0.6%
Median Age	36.5	38.6	39.3

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2023 Households	1,612	21,203	50,316
2028 Household Projection	1,677	22,005	51,918
Annual Growth 2010-2023	1.9%	1.5%	1.2%
Annual Growth 2023-2028	0.8%	0.8%	0.6%
Owner Occupied Households	914	11,095	28,945
Renter Occupied Households	763	10,910	22,973

INCOME	1 MILE	3 MILE	5 MILE
Avg Household Income	\$49,059	\$60,818	\$80,750
Median Household Income	\$32,813	\$40,290	\$50,411
Median Home Value	\$104,234	\$134,761	\$186,227
Median Year Home Built	1975	1969	1970





LEE & ASSOCIATES
GREENVILLE/SPARTANBURG

864.704.1040
LeeUpstate.com

GREENVILLE OFFICE

201 W. McBee Ave, Suite 400
Greenville, SC 29601

SPARTANBURG OFFICE

320 E. Main Street, Suite 430
Spartanburg, SC 29302

All information furnished regarding the properties and information in this packet is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.



Interactive PDF 

LEARN MORE
CALL TODAY



**Darath
Mackie**



864.337.1543

Vice President
dmackie@lee-associates.com



**Chris
Schwab**



512.968.1252

Vice President
cschwab@lee-associates.com