



Lease Rate:
\$13.75 sq. ft., NNN

CONTACT

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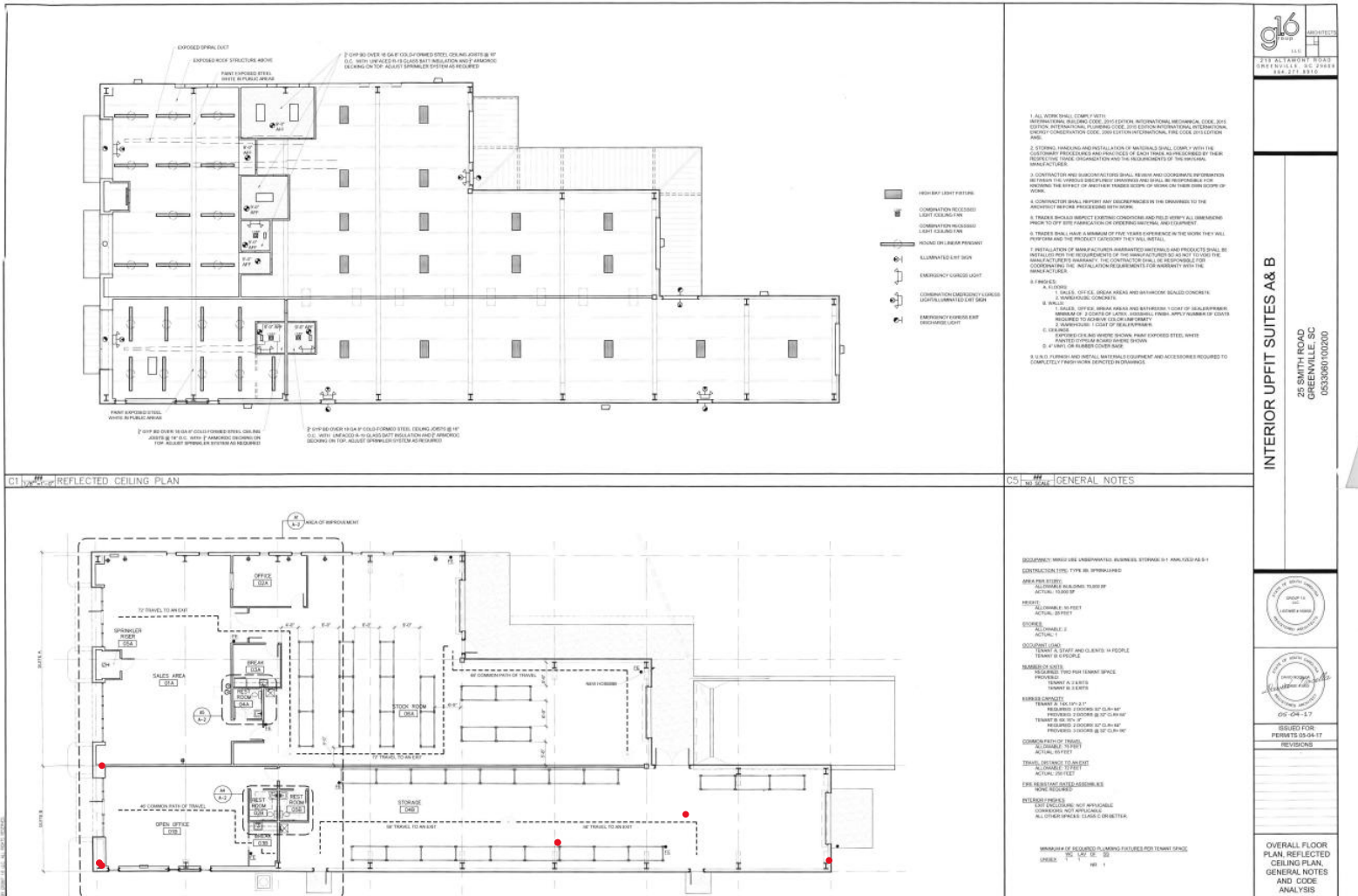
COMMERCIAL REAL ESTATE SALES, LEASING, & INVESTMENTS
500 E. North Street, Suite F, Greenville, SC 864.991-8077

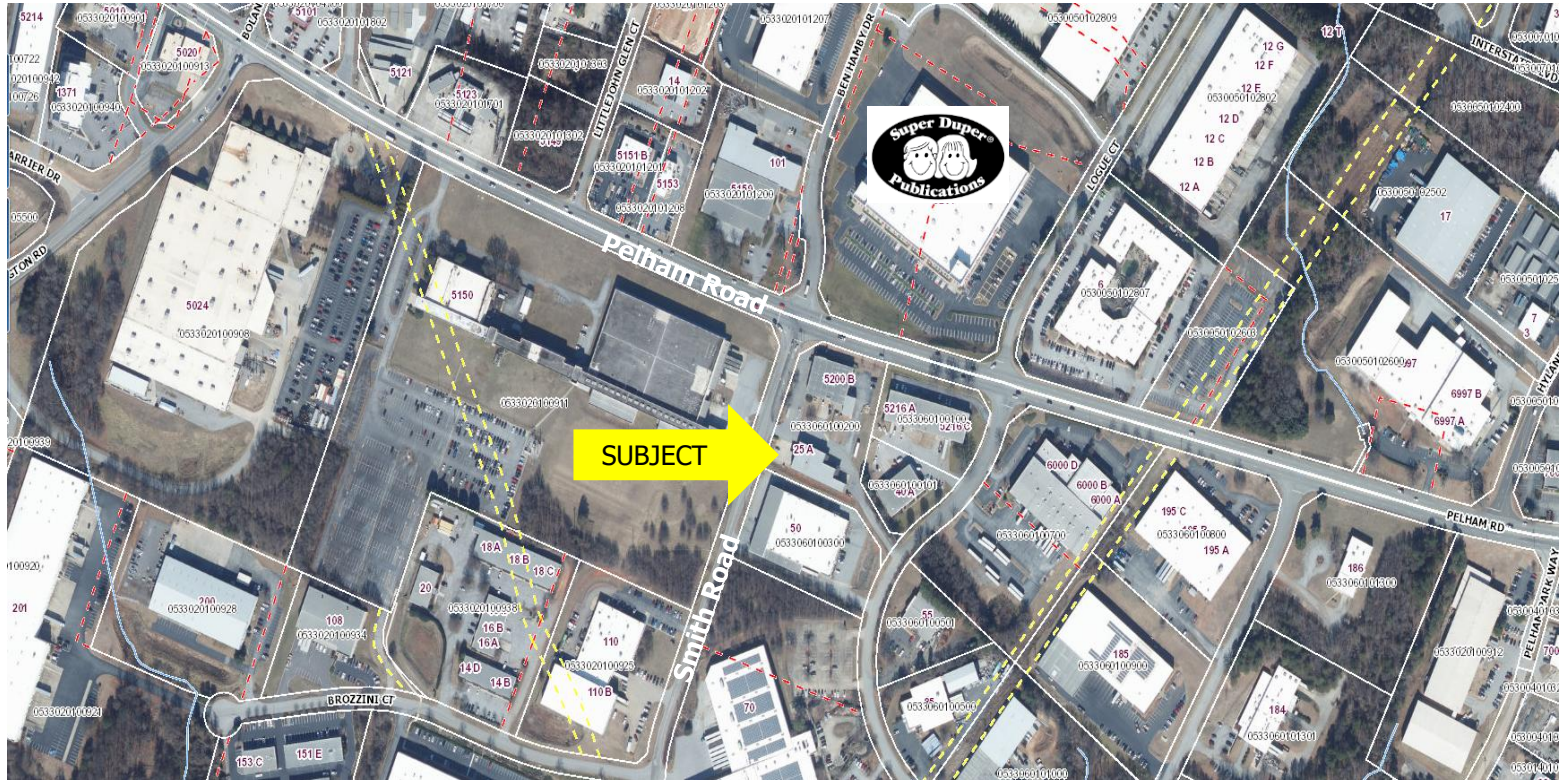
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- 4,500 ± sq. ft. industrial/flex space, Suite B
- Ceiling Height – 18'± clear
- 1 large ground level door
- 1 loading dock
- Power - 120/208V 3 Ph. 4W
- Zoned –S1
- Approx. 1,000sf high ceiling, open office area
- ESFR Sprinkler System
- Great location in industrial area of Pelham Road.
- Easy access with I-85 approx. ½ mile
- Portion of Greenville County Tax Map # 0533060100200. Opex. \$2.54sf base year



25 Smith Road
Greenville, SC 29615





Demographic Summary Report

25 Smith Rd, Greenville, SC 29615					
Building Type: Industrial		Warehse Avail: 10,000 SF			
RBA: 10,000 SF		Office Avail: -			
Land Area: -		% Leased: 100%			
Total Available: 10,000 SF		Rent/SF/Yr: \$13.75			
Radius	1 Mile		3 Mile		5 Mile
Population					
2029 Projection	4,477		50,013		143,039
2024 Estimate	4,155		46,750		133,134
2020 Census	3,835		45,147		125,580
Growth 2024 - 2029	7.75%		6.98%		7.44%
Growth 2020 - 2024	8.34%		3.55%		6.02%
2024 Population by Hispanic Origin	384		3,349		11,935
2024 Population	4,155		46,750		133,134
White	2,842	68.40%	34,763	74.36%	96,854 72.75%
Black	514	12.37%	3,813	8.16%	12,951 9.73%
Am. Indian & Alaskan	16	0.39%	89	0.19%	319 0.24%
Asian	323	7.77%	3,490	7.47%	7,981 5.99%
Hawaiian & Pacific Island	2	0.05%	164	0.35%	240 0.18%
Other	459	11.05%	4,431	9.48%	14,791 11.11%
U.S. Armed Forces	4		27		176
Households					
2029 Projection	2,096		19,835		57,358
2024 Estimate	1,941		18,510		53,267
2020 Census	1,791		17,861		50,103
Growth 2024 - 2029	7.99%		7.16%		7.68%
Growth 2020 - 2024	8.38%		3.63%		6.31%
Owner Occupied	713	36.73%	12,877	69.57%	35,818 67.24%
Renter Occupied	1,228	63.27%	5,633	30.43%	17,449 32.76%
2024 Households by HH Income	1,940		18,510		53,267
Income: <\$25,000	295	15.21%	1,658	8.96%	4,772 8.96%
Income: \$25,000 - \$50,000	373	19.23%	2,525	13.64%	6,724 12.62%
Income: \$50,000 - \$75,000	201	10.36%	2,457	13.27%	8,296 15.57%
Income: \$75,000 - \$100,000	215	11.08%	1,874	10.12%	6,883 12.92%
Income: \$100,000 - \$125,000	259	13.35%	1,967	10.63%	6,624 12.44%
Income: \$125,000 - \$150,000	79	4.07%	1,554	8.40%	4,210 7.90%
Income: \$150,000 - \$200,000	229	11.80%	2,504	13.53%	6,850 12.86%
Income: \$200,000+	289	14.90%	3,971	21.45%	8,908 16.72%
2024 Avg Household Income	\$112,966		\$137,109		\$126,051
2024 Med Household Income	\$86,744		\$109,418		\$99,848