

# GARLINGTON NORTH

INTERSTATE 85 & PELHAM ROAD, GREENVILLE, SC 29615

**FOR SALE  
& LEASE**



## LOCATION DESCRIPTION

50+ acre entertainment and mixed-use development on I-85 and Pelham Road in Greenville, SC

## PROPERTY HIGHLIGHTS

- Anchored by Top Golf (NOW OPEN) and Main Event Entertainment Complex, Blackstone Shooting Sports all proposed opening 2023.
- Amazing visibility to highest interstate traffic count in all upstate South Carolina
- A total of 1,556 hotel rooms at the Interchange
- Excellent surrounding residential demographics & growth
- Zoned for Restaurant, Hotel, and Entertainment
- 1.6 acre outparcel and future 3/4 +/- acre outparcel
- Traffic Counts - I-85: 127,900 AADT; Pelham Rd: 19,900 AADT



DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
2024 Population Density	51,981	142,009	437,781
2024 Daytime Population	42,683	102,710	284,920
2024 Average HH Income	\$131,938	\$119,941	\$107,749



**ANDY MISIAVEG**

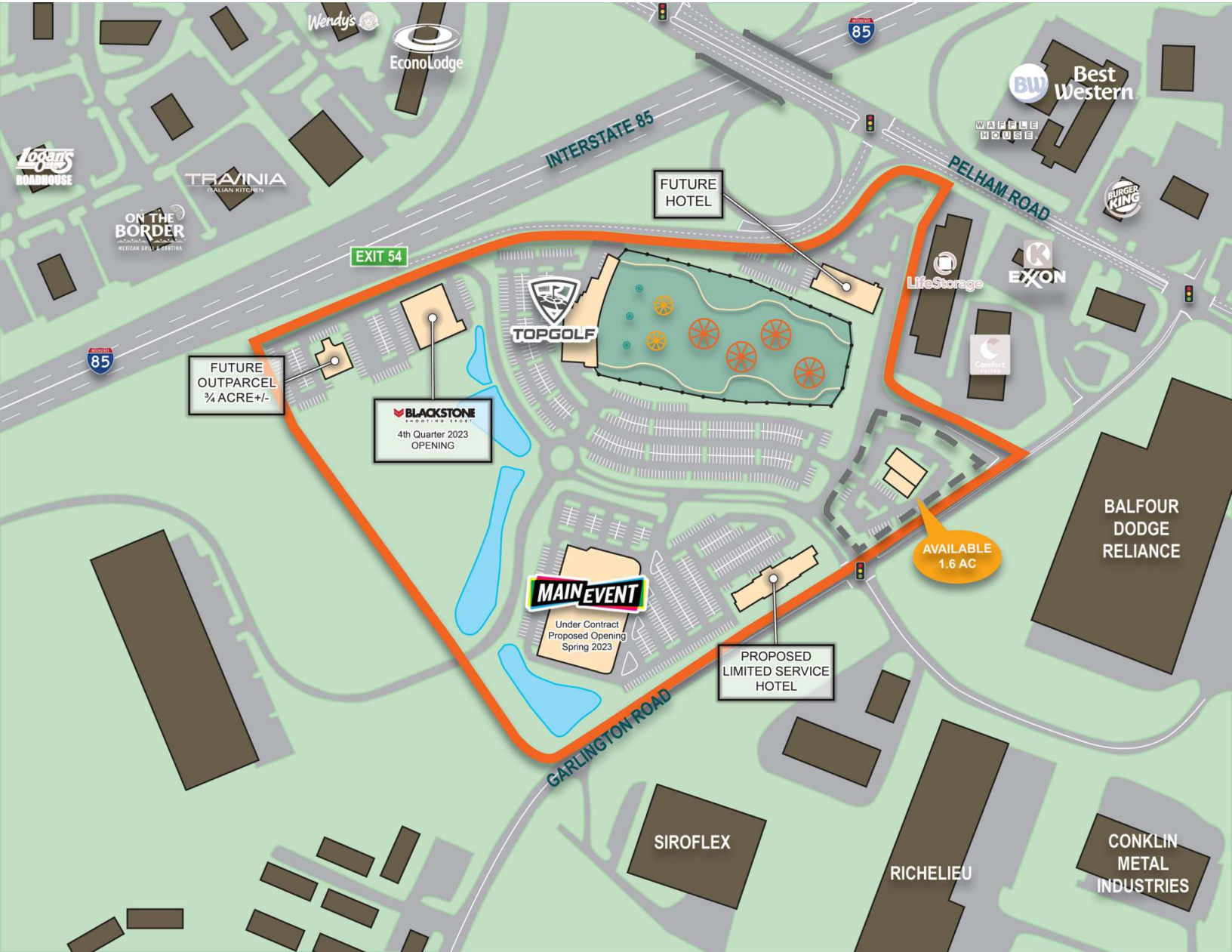
andy.misiaveg@tscg.com

980.556.7303

# GARLINGTON NORTH

INTERSTATE 85 & PELHAM ROAD, GREENVILLE, SC 29615

FOR SALE  
& LEASE



**ANDY MISIAVEG**  
andy.misiaveg@tscg.com  
980.556.7303