



22 Garlington
Rd
Greenville,

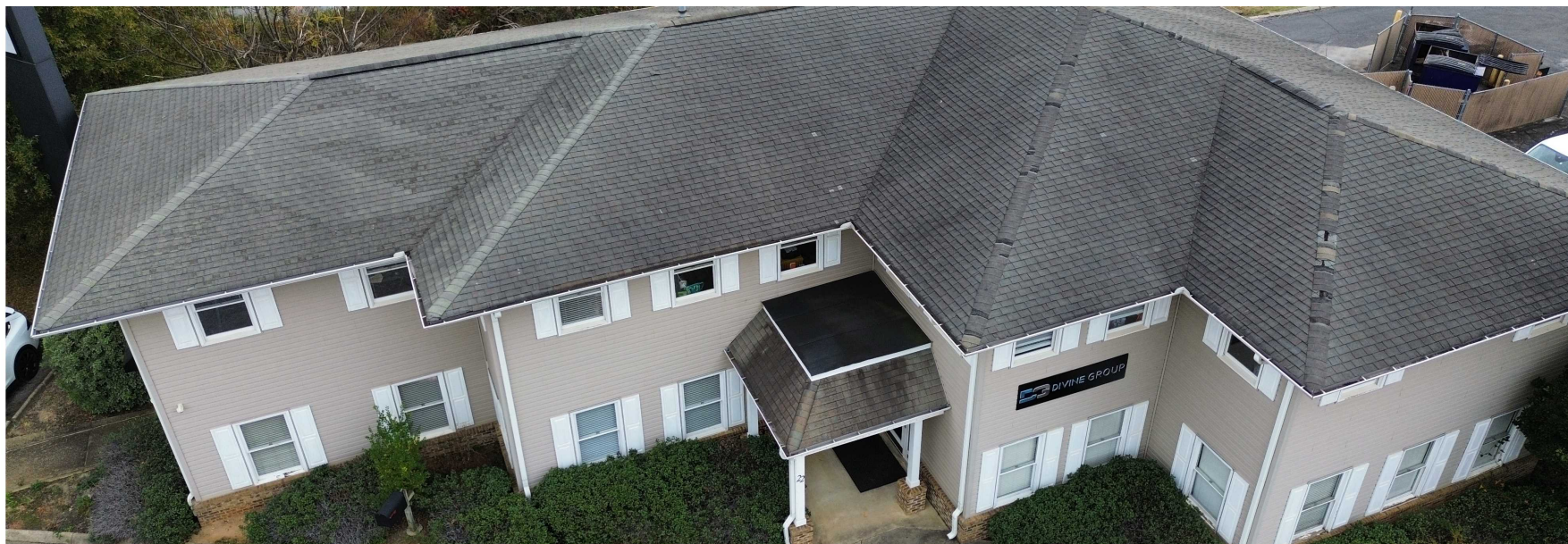
**Office Space
for Lease**



TIM MCDOUGALL
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125603

PROPERTY SUMMARY

22 GARLINGTON ROAD | GREENVILLE, SC 29607



Property Summary

Address:	22 Garlington Rd
City:	Greenville, SC
ZIP Code:	29615
Lease Rate:	\$24 PSF
Service Type:	NNN
Term:	Negotiable
Building SF:	+/- 7,000
Available SF:	1,850
Amenities:	Breakroom, Reception, Kitchen, Lobby

Property Overview

Divine Group is excited to present approximately 1,850 SF of first-floor office space available for lease at 22 Garlington Rd, located just off Woodruff Rd in the heart of Greenville, SC. This well-designed office space offers eight private offices, a spacious open area for collaboration or customization, a welcoming reception area, and a built-out break room with a full kitchen. Additional amenities include a lounge room and two bathrooms, providing convenience and comfort for employees and clients alike. The property's prime location offers easy access to Woodruff Rd, one of Greenville's major business corridors, and is surrounded by a variety of shops, restaurants, and other amenities, making it an ideal choice for businesses seeking a professional and accessible workspace. Lease terms are negotiable to accommodate your business needs.

PROPERTY PHOTOS

22 GARLINGTON ROAD | GREENVILLE, SC 29607



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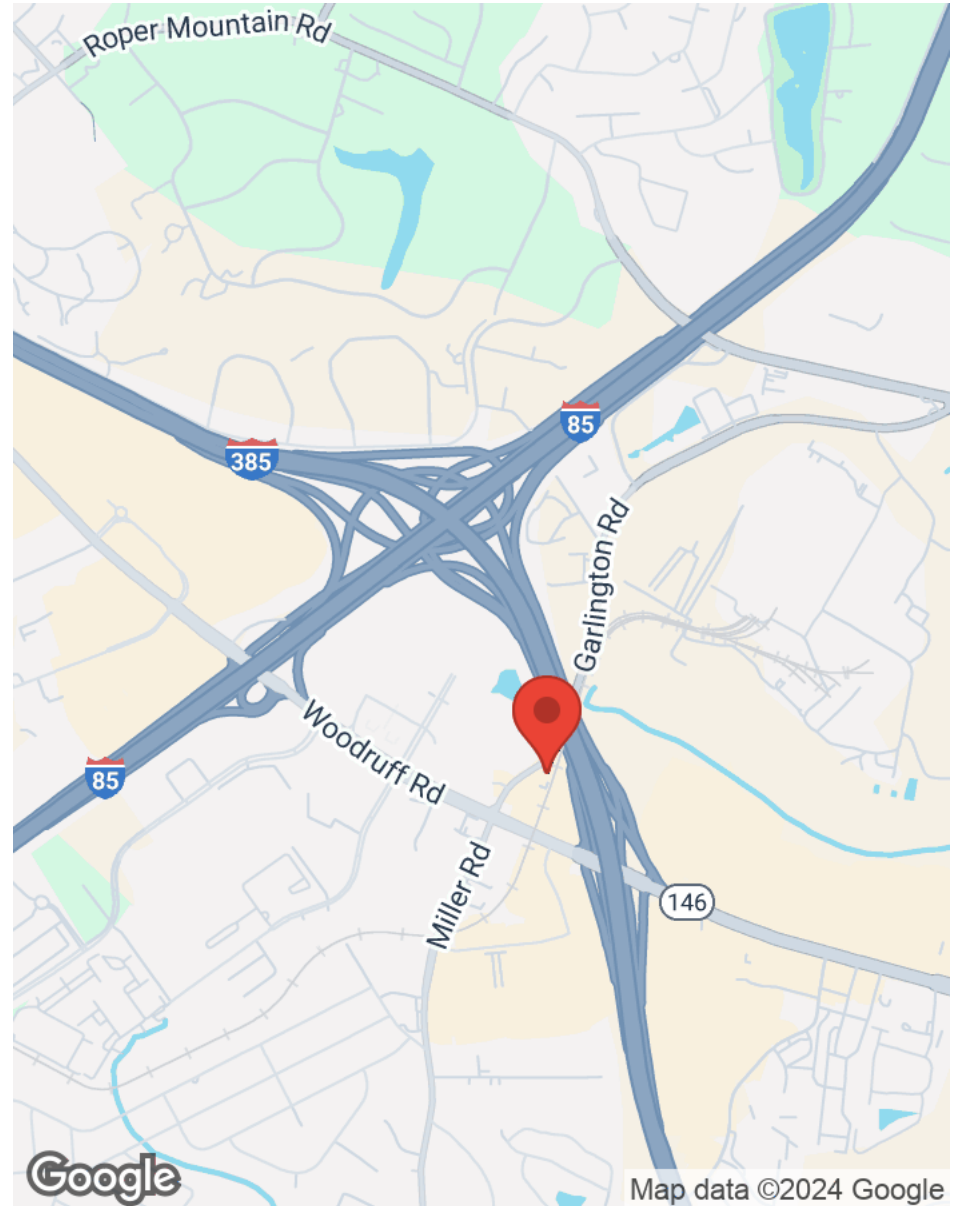
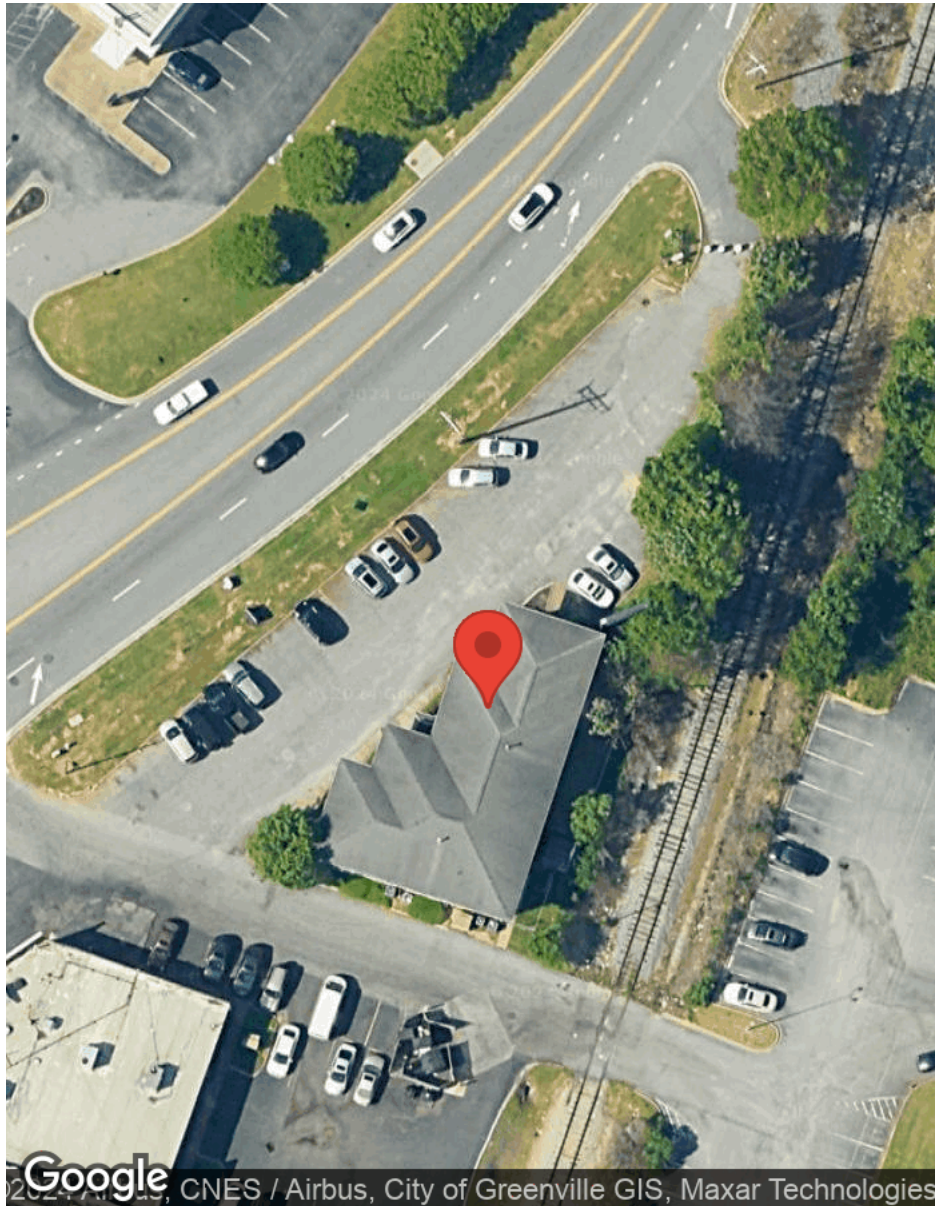


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LOCATION MAPS

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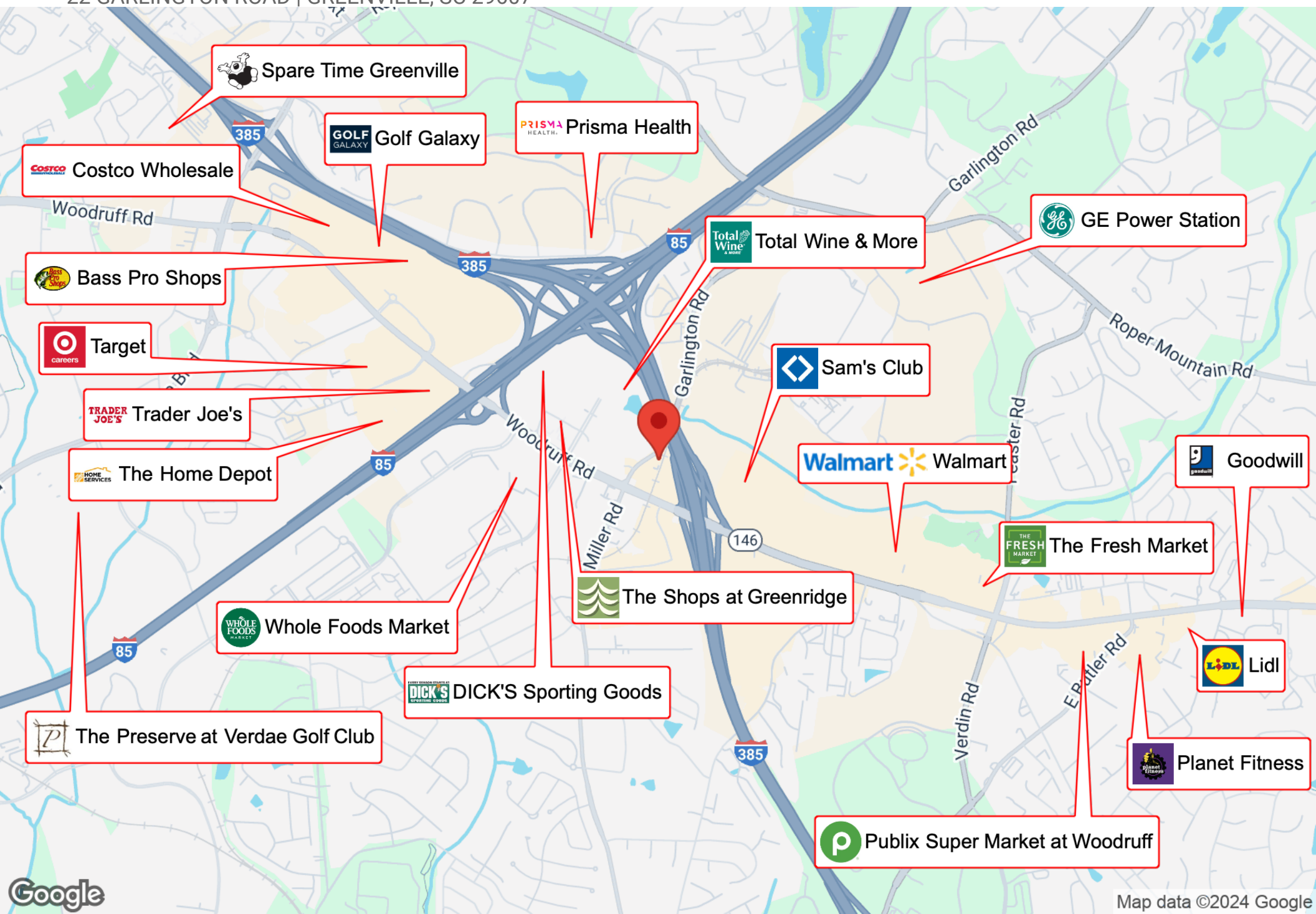


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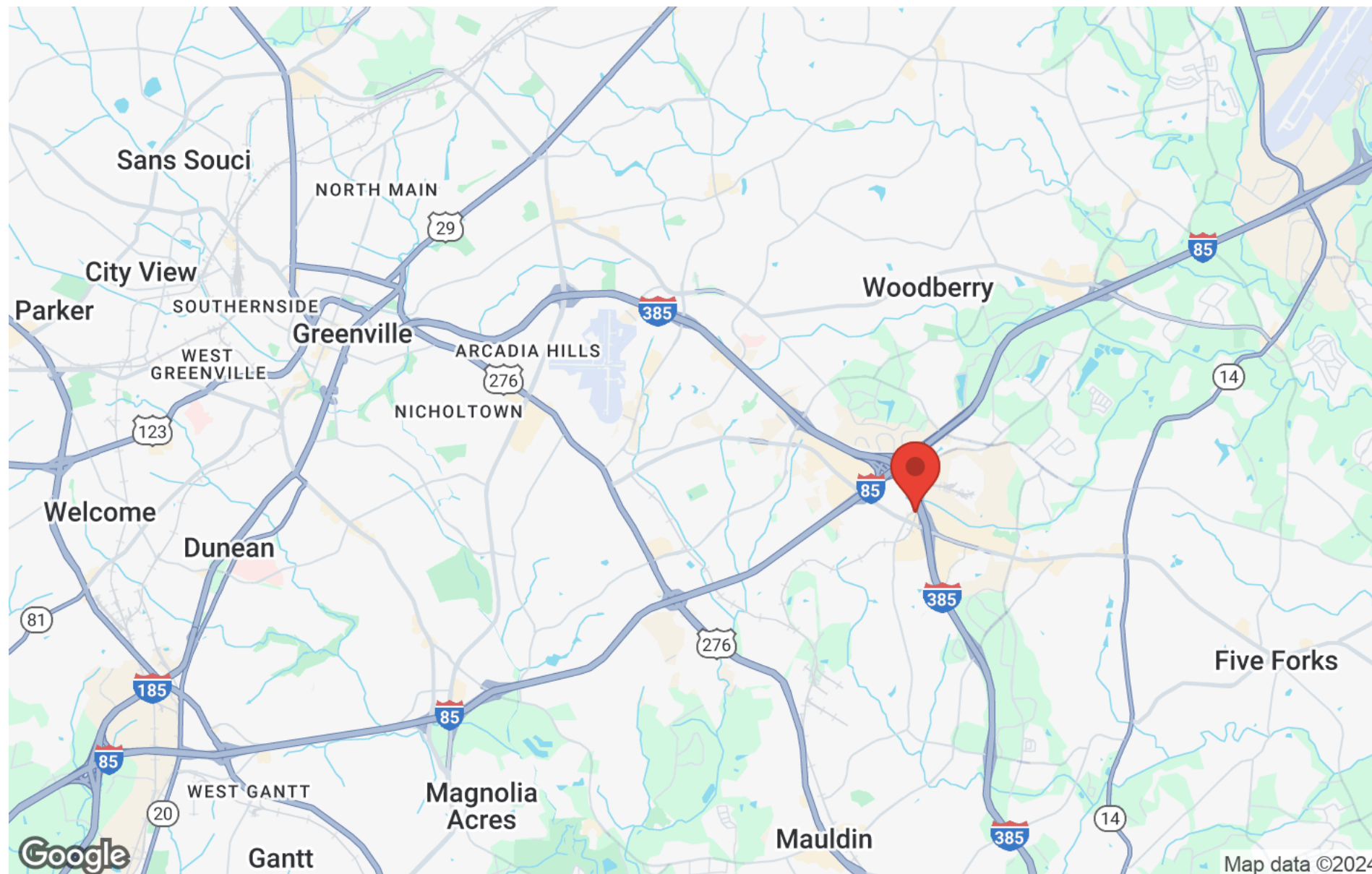
BUSINESS MAP

22 GARLINGTON ROAD | GREENVILLE, SC 29607



REGIONAL MAP

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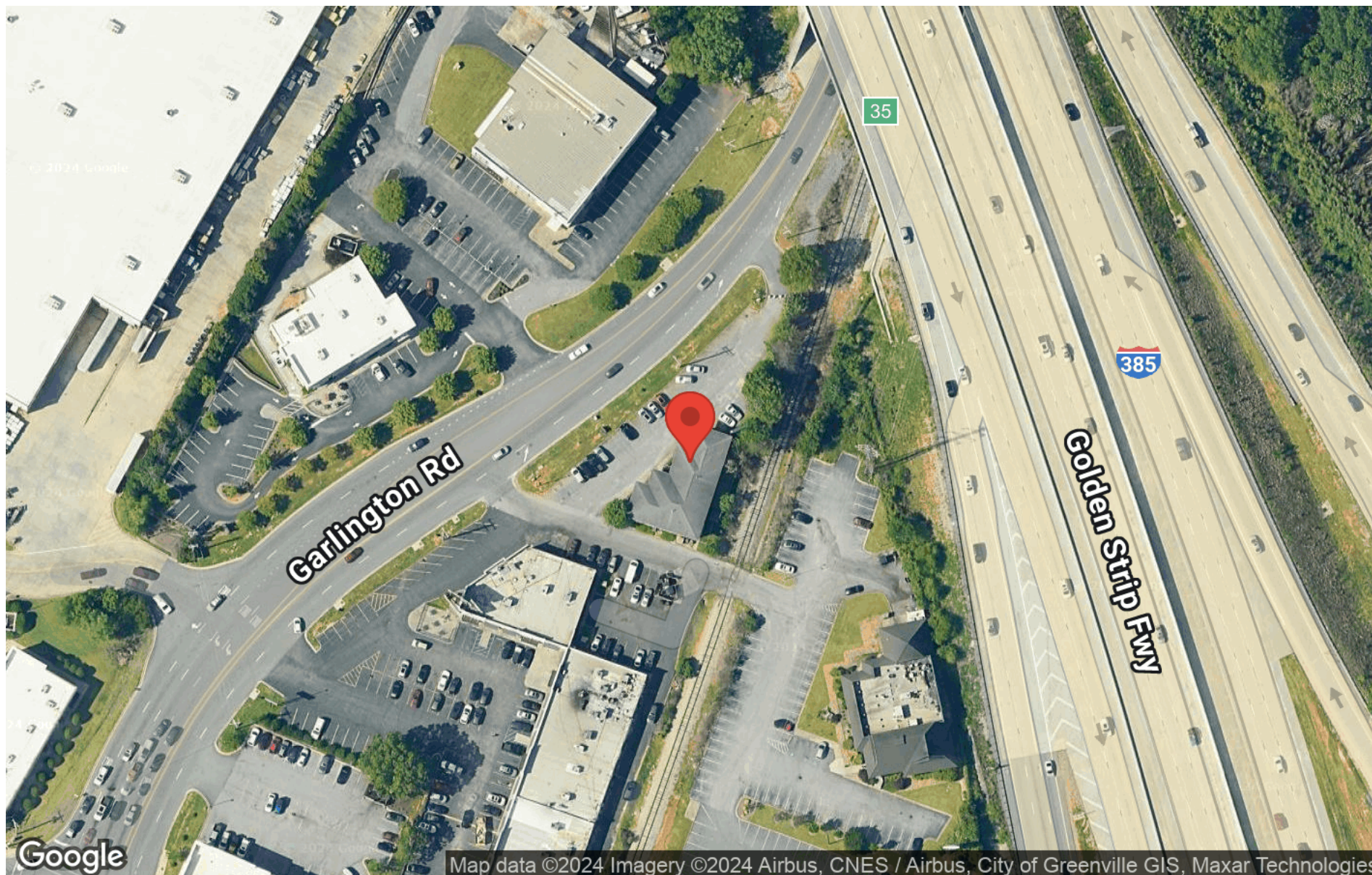


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AERIAL MAP

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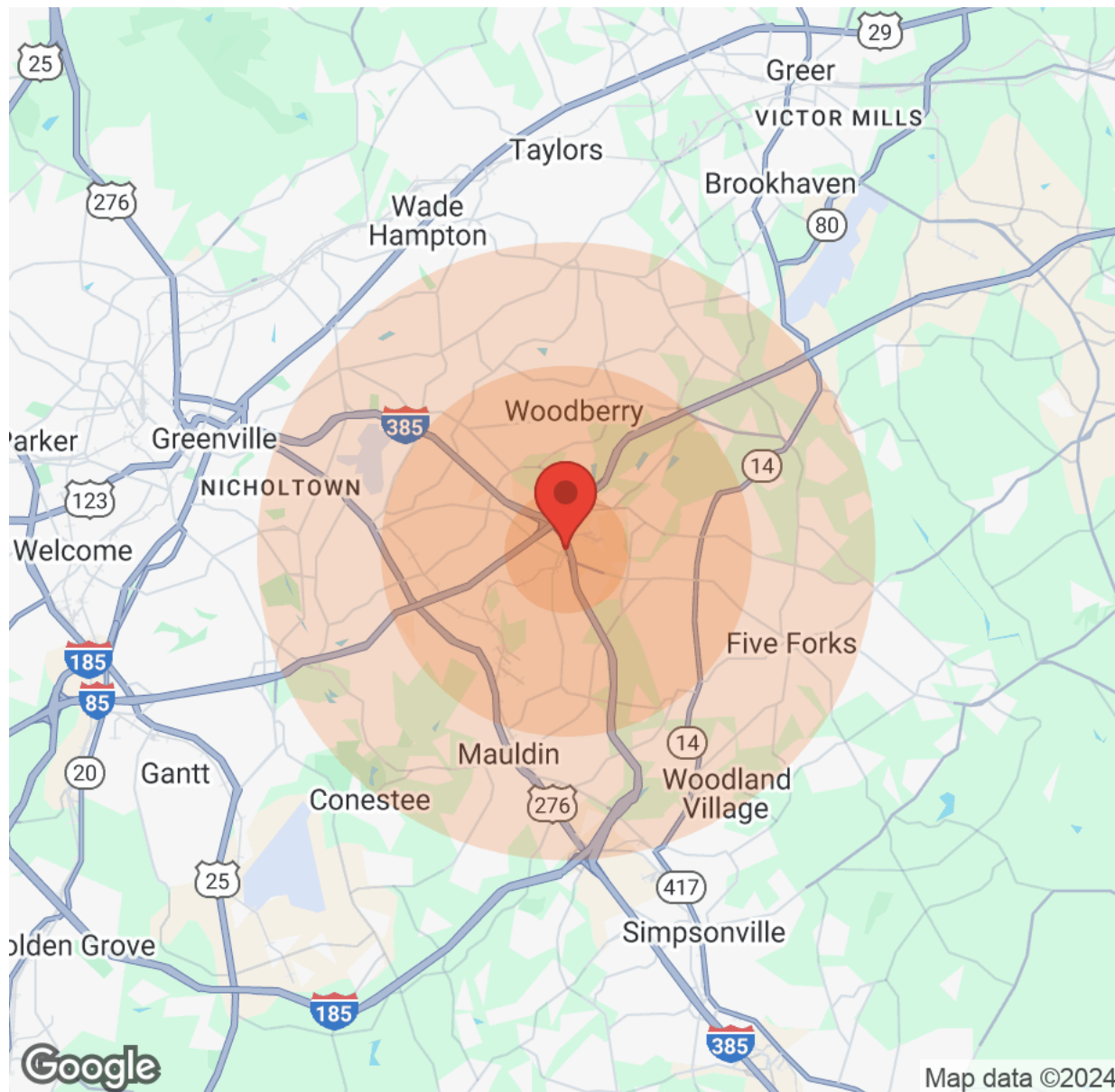


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DEMOGRAPHICS

22 GARLINGTON ROAD | GREENVILLE, SC 29607



Population	1 Mile	3 Miles	5 Miles
Male	1,519	22,364	70,798
Female	1,461	23,384	74,419
Total Population	2,980	45,748	145,217

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	616	8,750	28,361
Ages 15-24	331	5,853	18,934
Ages 25-54	1,350	16,818	54,946
Ages 55-64	337	6,416	19,175
Ages 65+	346	7,911	23,801

Race	1 Mile	3 Miles	5 Miles
White	1,953	36,405	112,861
Black	711	5,955	22,044
Am In/AK Nat	2	25	71
Hawaiian	N/A	N/A	6
Hispanic	265	2,678	9,812
Multi-Racial	294	3,366	10,868

Income	1 Mile	3 Miles	5 Miles
Median	\$43,085	\$70,327	\$64,299
< \$15,000	154	1,564	5,235
\$15,000-\$24,999	150	1,702	6,178
\$25,000-\$34,999	171	1,554	6,381
\$35,000-\$49,999	324	3,017	8,996
\$50,000-\$74,999	134	3,417	10,098
\$75,000-\$99,999	132	3,032	8,040
\$100,000-\$149,999	139	3,049	8,841
\$150,000-\$199,999	74	1,223	3,277
> \$200,000	97	1,044	3,520

Housing	1 Mile	3 Miles	5 Miles
Total Units	1,390	21,549	66,652
Occupied	1,312	19,923	61,728
Owner Occupied	597	12,496	38,865
Renter Occupied	715	7,427	22,863
Vacant	78	1,626	4,924

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Tim McDougall

VP of Commercial Leasing & Development

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(440) 476-4744

Meet Tim, an accomplished commercial real estate professional with a proven track record of success and a true passion for real estate. As a key member of the Divine Group team, Tim is responsible for pre-leasing available spaces, assisting with property development and acquisitions, and managing properties and assets.

Tim's specialized focus is on retail, office, and mixed-use properties throughout the upstate region of South Carolina. With extensive experience in buying, selling, and leasing commercial real estate, he has honed his skills to provide unparalleled service to clients. Prior to joining Divine Group, Tim represented big-box retailers such as Dick's Sporting Goods, Golf Galaxy, Designer Shoe Warehouse, and Filene's Basement, among others.

In addition to his professional achievements, Tim is deeply committed to the Greenville community and actively coaches youth hockey at the local ice rink. When he's not working or coaching, he loves to hit the links and play golf. With his drive, dedication, and expertise, Tim is poised to excel and make a significant impact in the commercial real estate industry.

DISCLAIMER

22 GARLINGTON ROAD

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