

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

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PROPERTY PHOTOS

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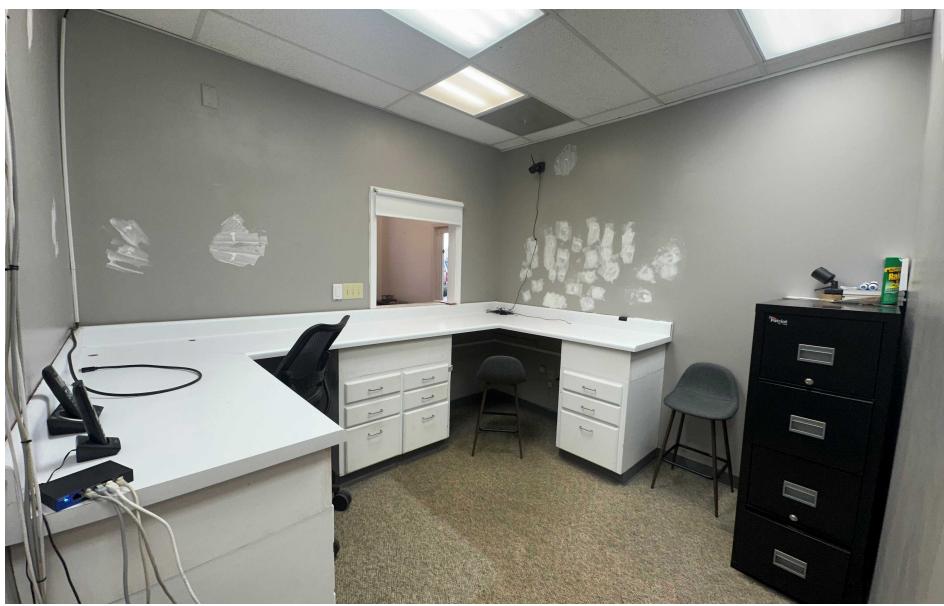
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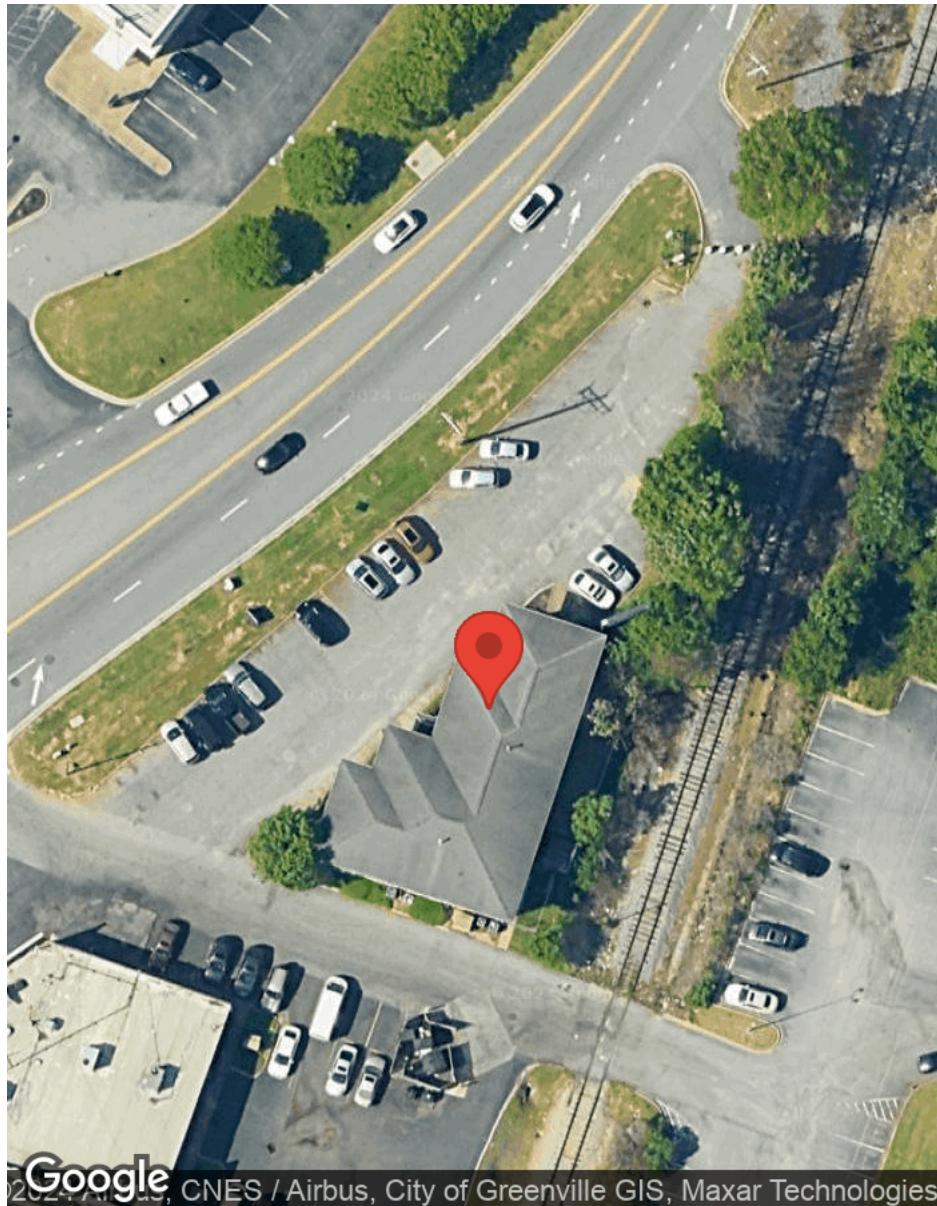
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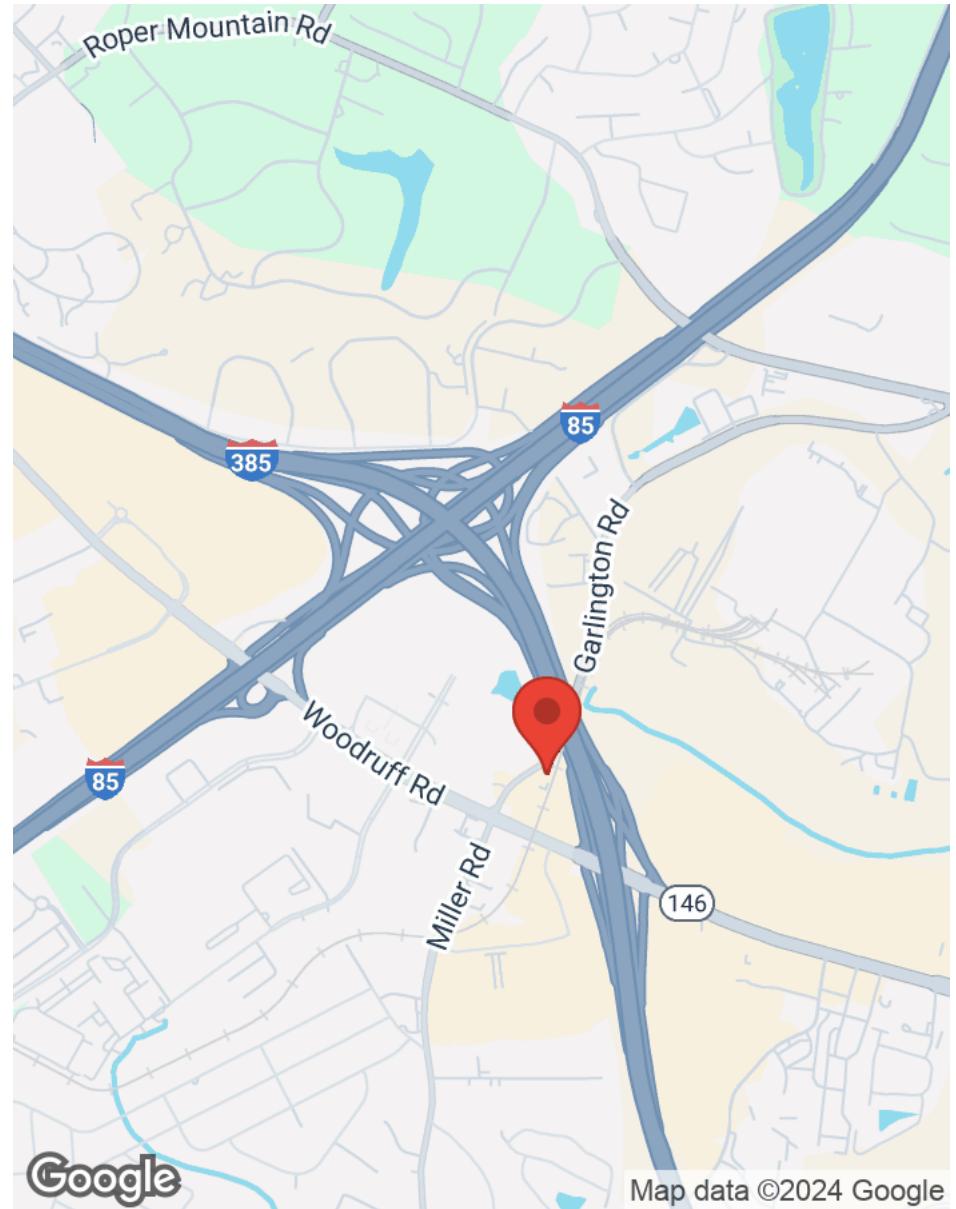
LOCATION MAPS

22 GARLINGTON ROAD | GREENVILLE, SC 29607



Google

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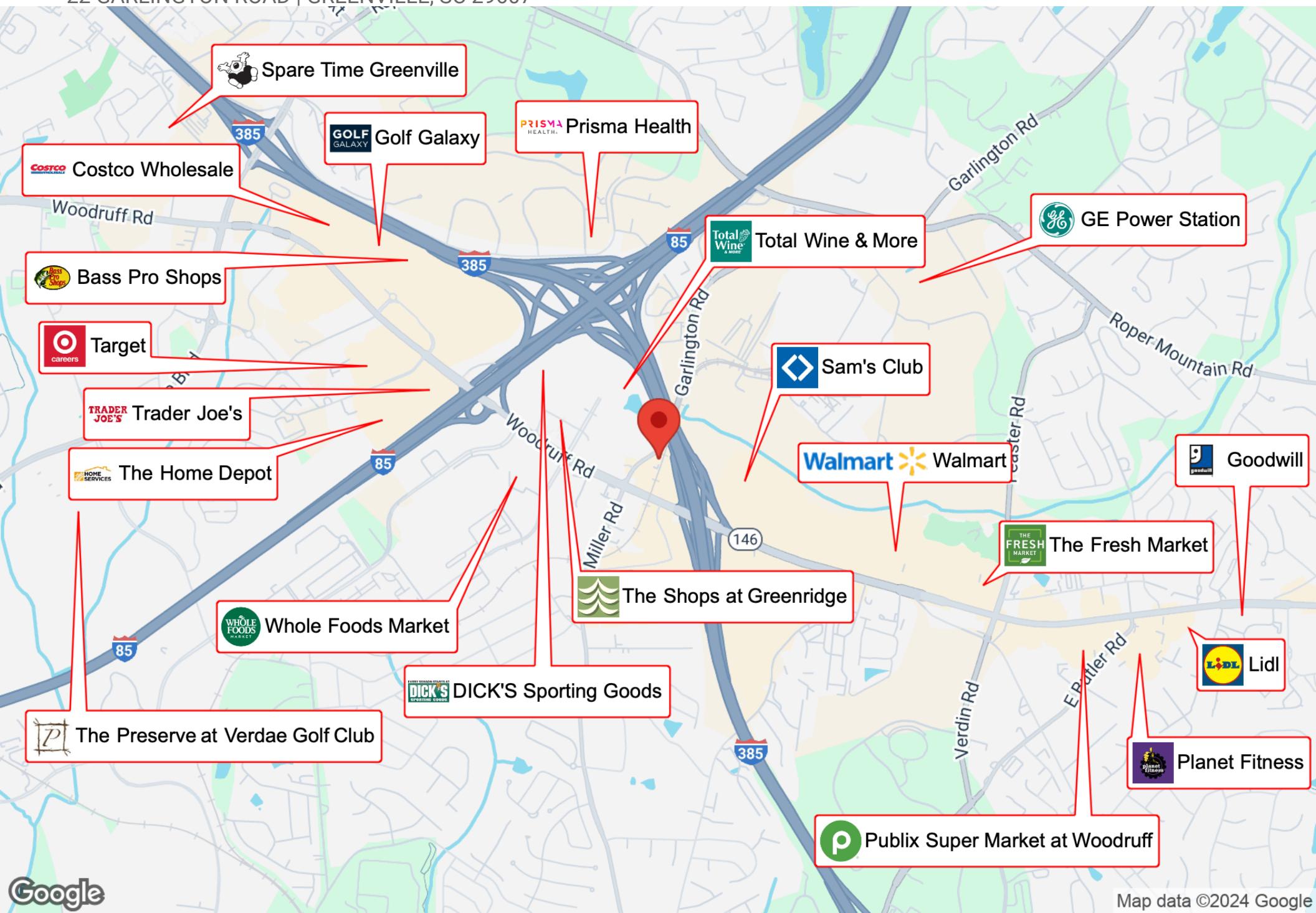
Google

Map data ©2024 Google

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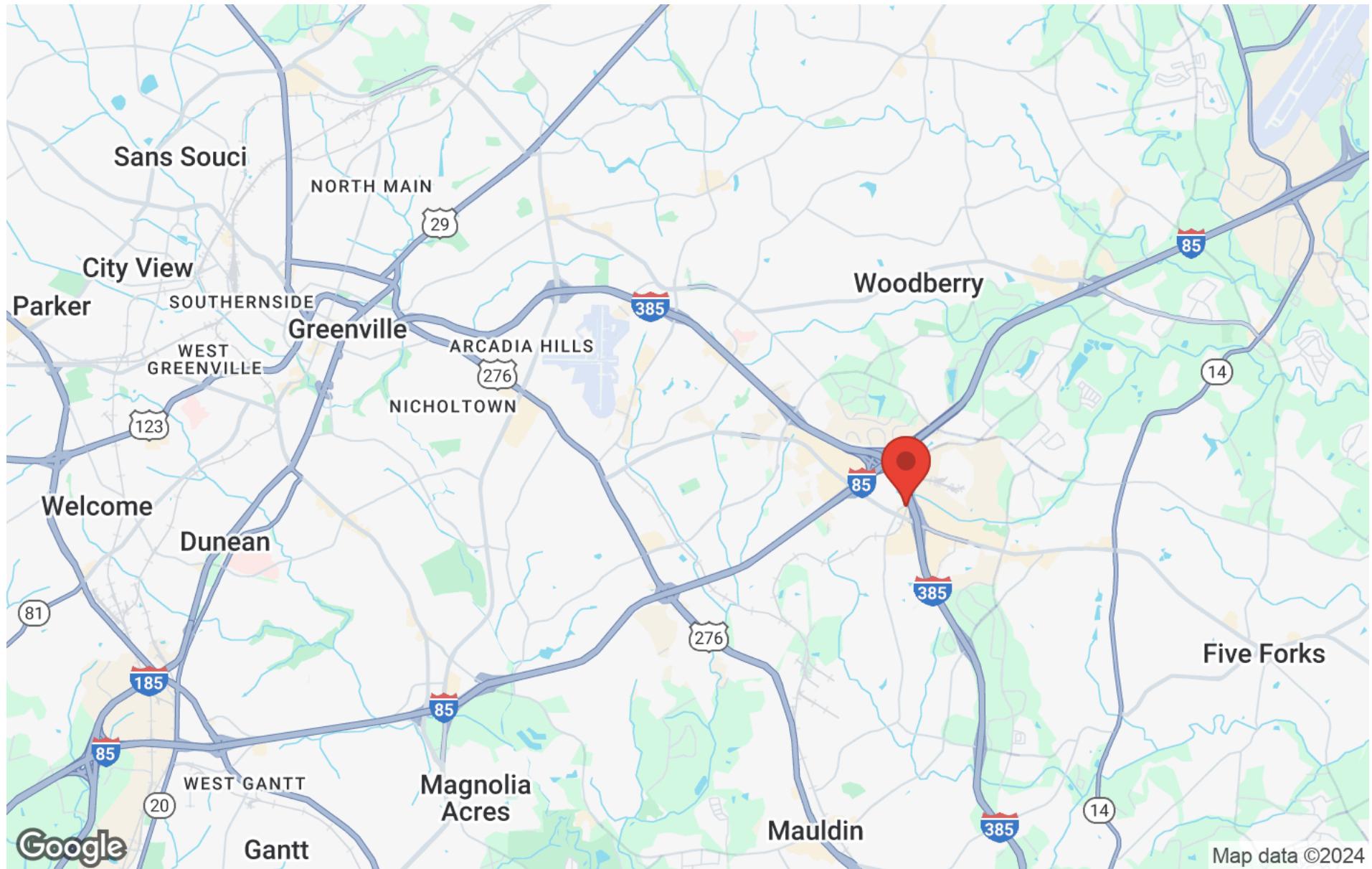
BUSINESS MAP

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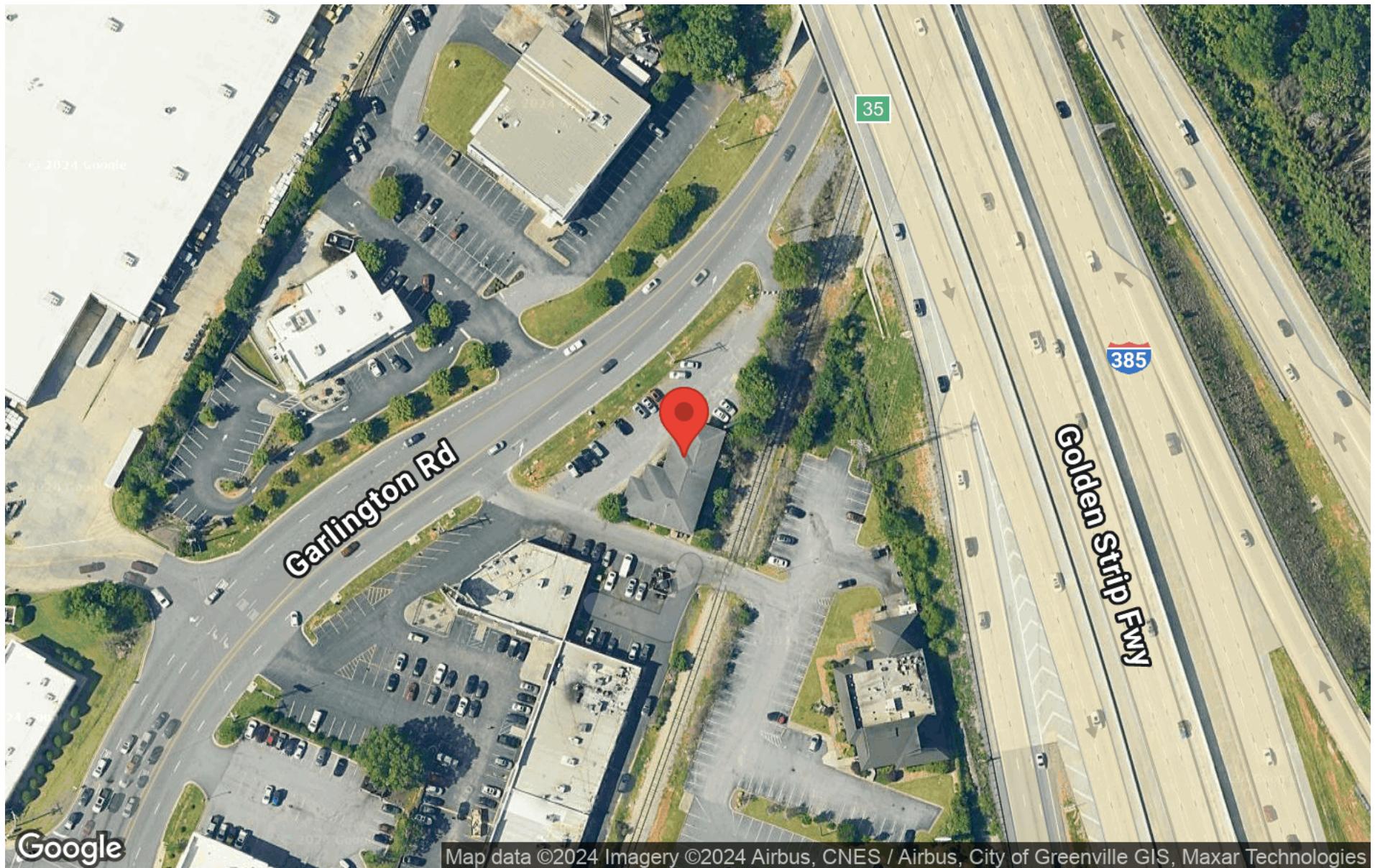
REGIONAL MAP

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AERIAL MAP

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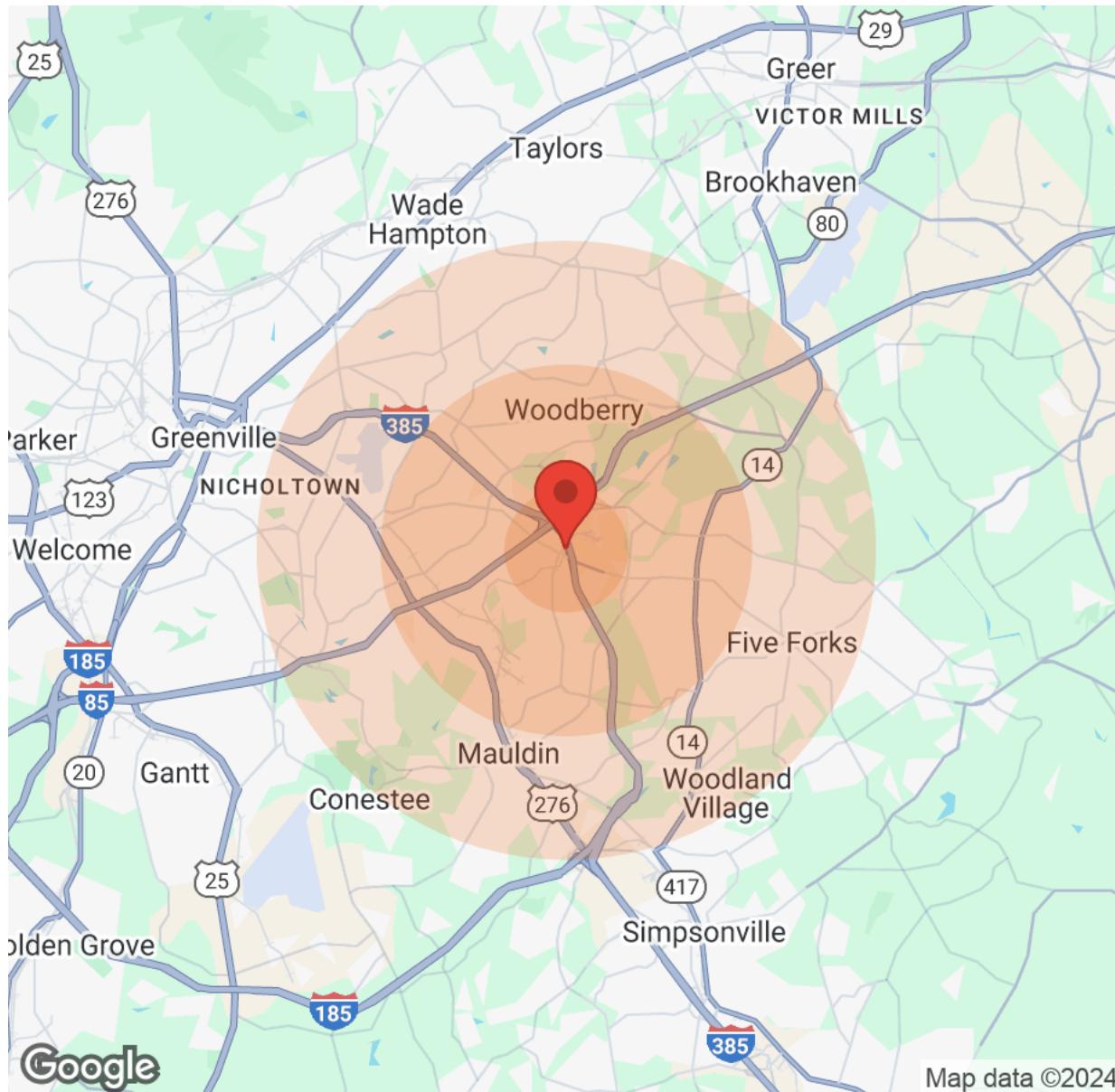


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DEMOCRAPHICS

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	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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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.

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22 GARLINGTON ROAD

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