

**AVISON
YOUNG**

Office/retail building for lease



**5055 OLD BUNCOMBE ROAD
GREENVILLE, SOUTH CAROLINA**

Get more information

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Property overview

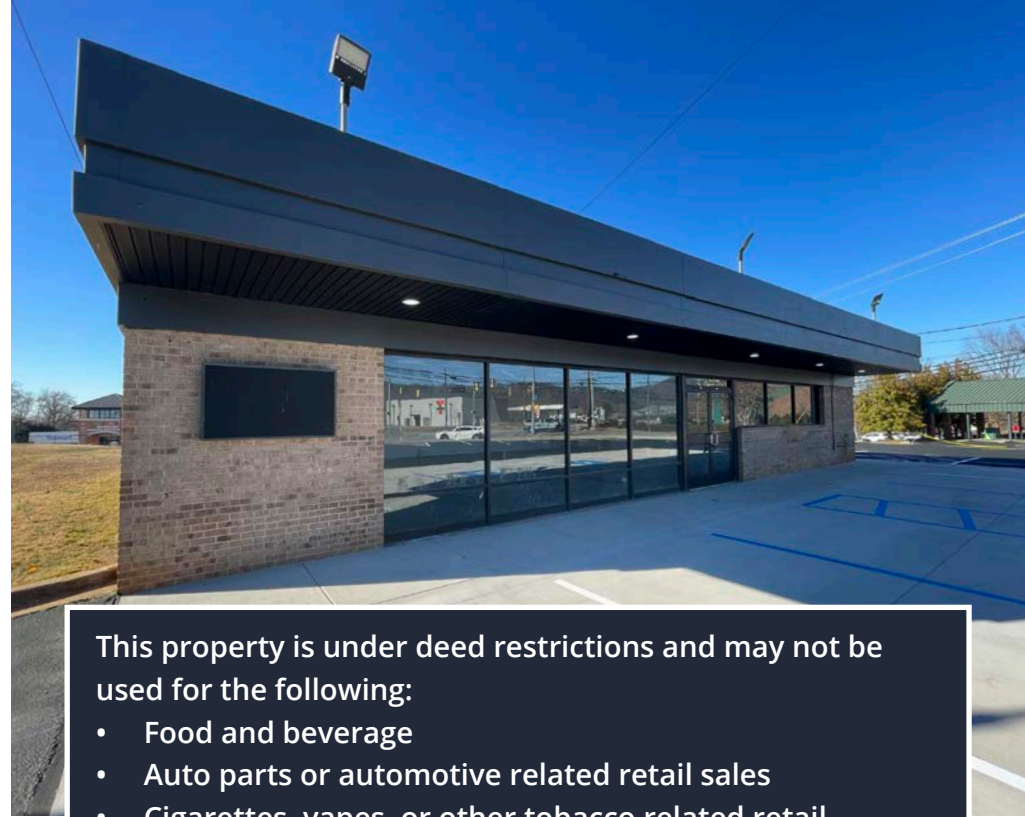
Neighboring business include Huggins Dental, Palmetto Family Orthodontics, Mountain View Pediatric Dentistry, and Prisma Health Pediatrics; making this an ideal location for a complimentary dental or medical office. The property boasts prominent signage visibility and easy access from all directions.

LOCATION

Situated on the hard corner of Old Buncombe Rd. and Duncan Chapel Rd., directly across the street from the University Square shopping center, which features the UPS Store, Publix, Tropical Grille, Workout Anytime, and many other restaurants and retailers. This property is also less than 1 mile from Furman University.

PROPERTY INFORMATION

Address	5055 Old Buncombe Road
County	Greenville
Building size	±2,400 sf
Lot acreage	0.52
Zoning	C-1
Parking	30 spaces
Lease Rate	\$26.00/sf/yr
Lease Type	NNN
Estimated NNN Fees	\$7.81/sf/yr
Date Available	Now



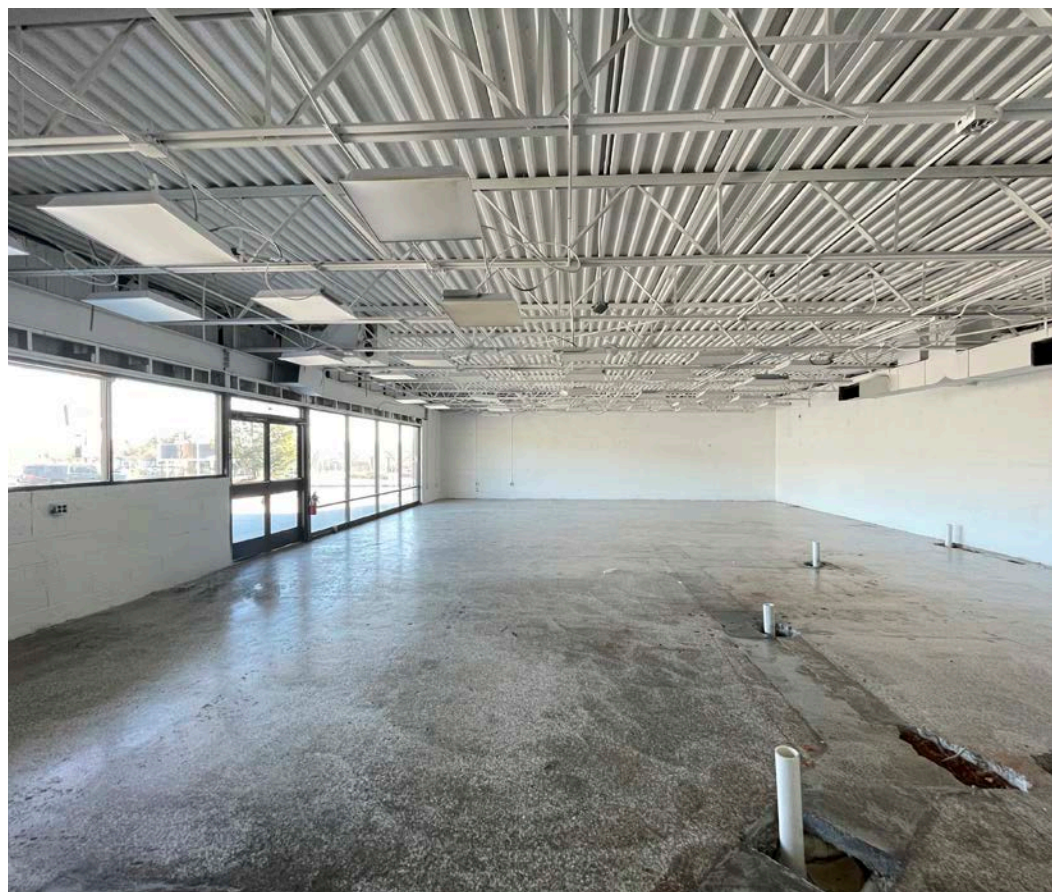
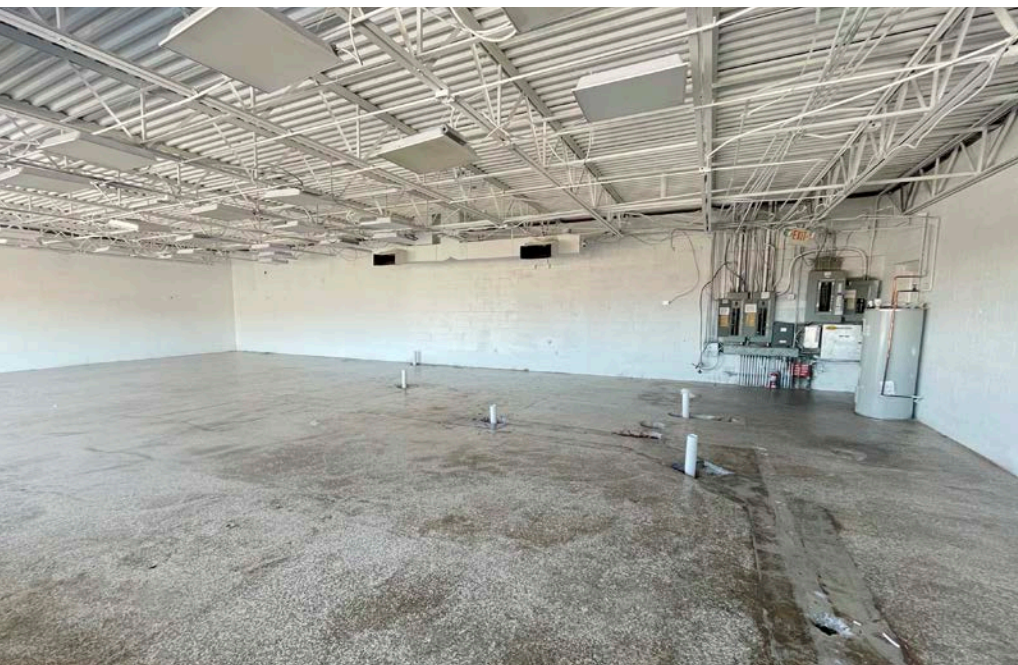
This property is under deed restrictions and may not be used for the following:

- Food and beverage
- Auto parts or automotive related retail sales
- Cigarettes, vapes, or other tobacco related retail

The space is ideally suited for medical office, professional services, retail, cosmetics, or hybrid office/retail user.



Photos

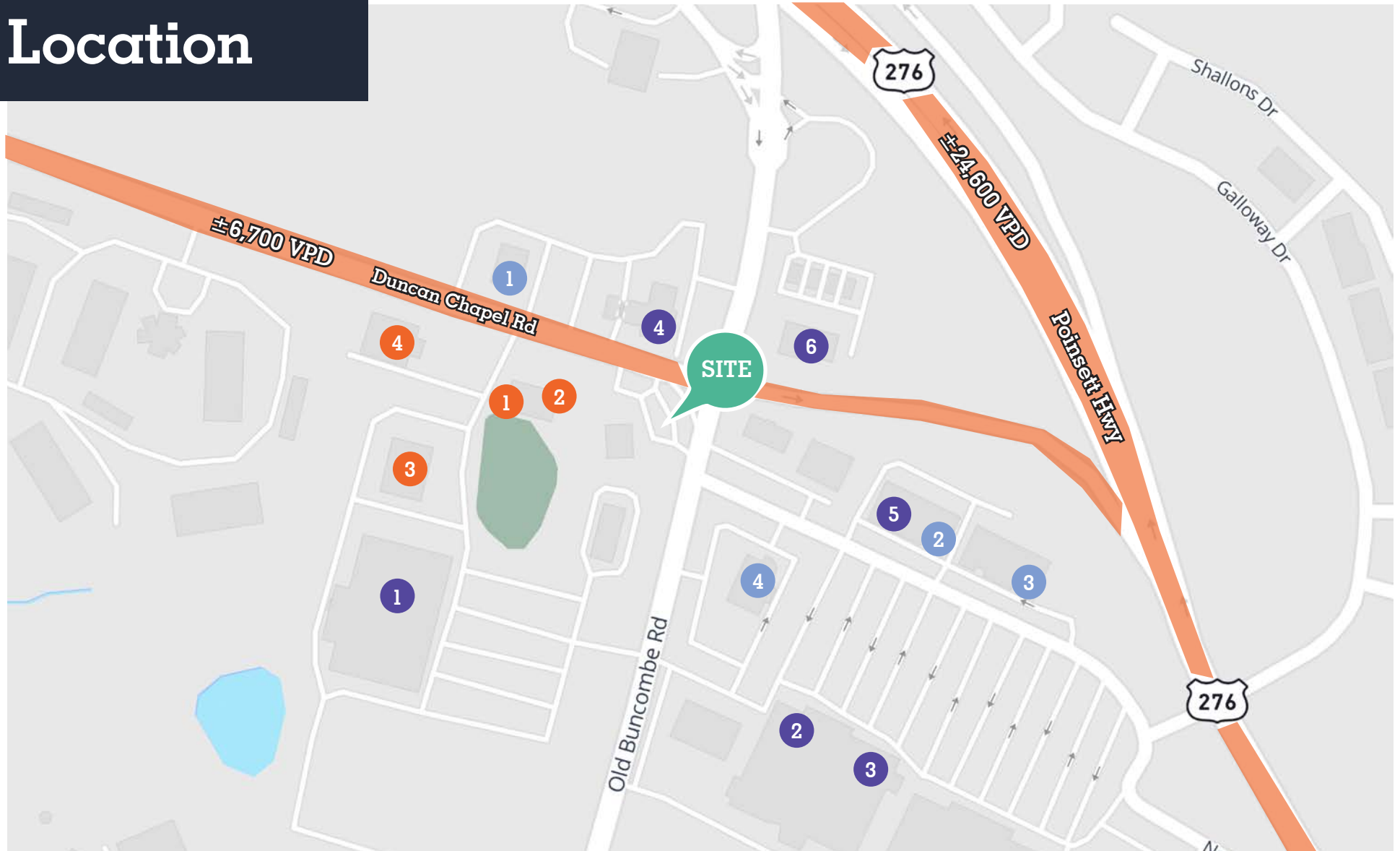


Floorplan

60 ft x 40 ft

A floorplan diagram of a rectangular room. The room is represented by a large light gray rectangle with a thick black border. The dimensions "60 ft x 40 ft" are centered within the rectangle. Along the bottom edge, there are two sets of double lines representing doors or windows, each set consisting of three parallel lines.

Location



RETAIL

1. Walmart Neighborhood Market
2. Publix
3. Workout Anytime
4. Bank of Travelers Rest
5. The UPS Store
6. 7-Eleven



MEDICAL OFFICES

1. Huggins Dental
2. Palmetto Family Orthodontics
3. Mountain View Pediatric Dentistry
4. Prisma Health Pediatrics



RESTAURANTS

1. Fuji Japanese
2. Tropical Grille
3. Mr. Salsa Mexican
4. McDonald's



Let's talk.

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