



FOR LEASE ±1,631 SF MULTI-TENANT RETAIL



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Lease Rate:
\$22.50/SF (NNN)

5151 Pelham Road
Greenville, SC 29615

- Available June 1, 2025
- Located on Pelham Road Between I-85 & Hwy 14
- Across the Street from Topgolf
- Starbucks Adjacent to Property
- Only Minutes from GSP International Airport



TAX MAP #
0533020101201



ZONING
C-2; COMMERCIAL



TRAFFIC COUNT
±23,400 VPD



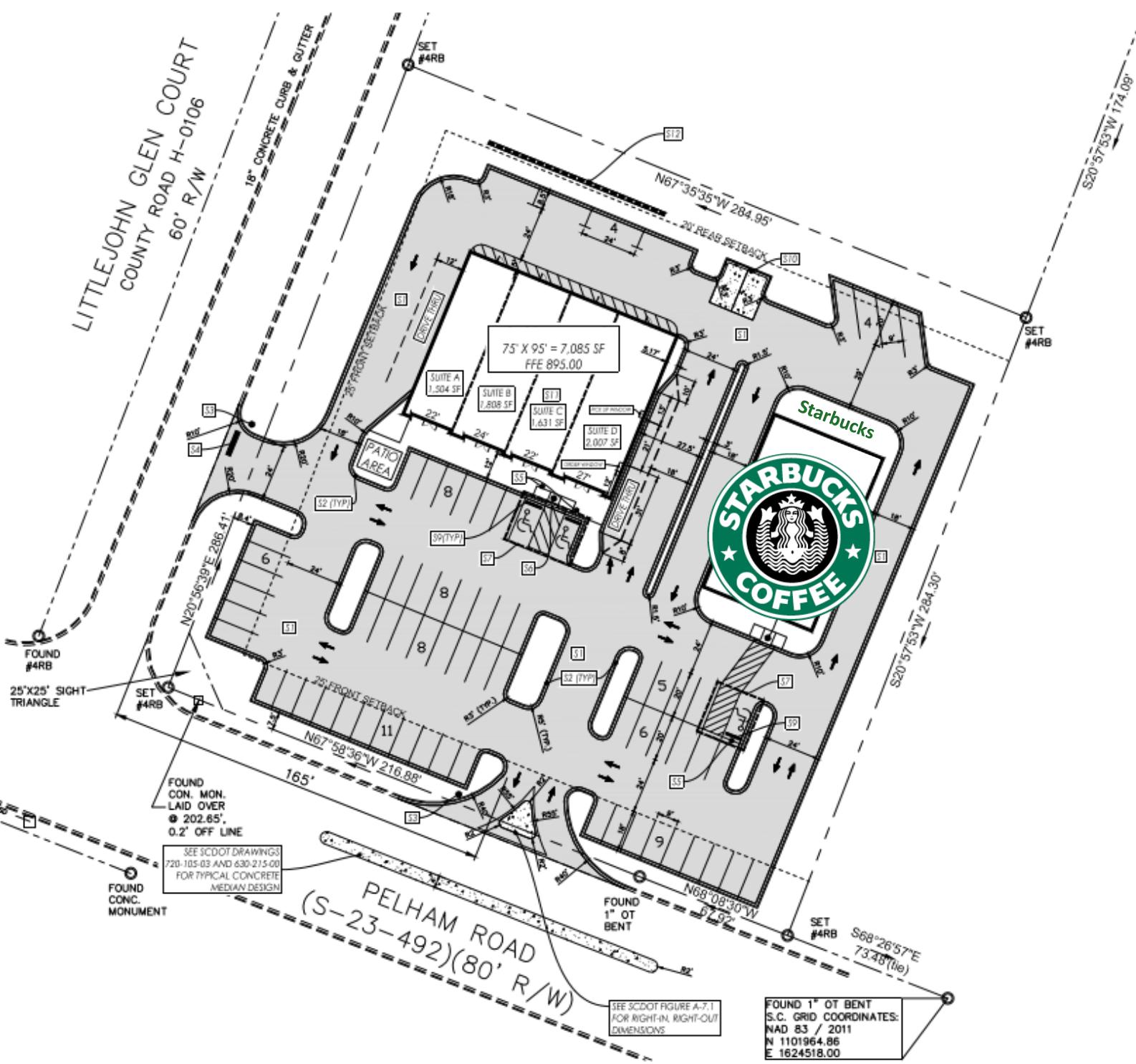
PARKING
AMPLE ON SITE
PARKING (6.21/1000)

DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
2024 Population	4,559	48,069	131,830
2029 Population Projection	5,048	52,871	145,199
Annual Growth 2024-2029	2.1%	2.0%	2.0%
Median Age	38.9	41.8	39.7
2024 Households	2,139	18,984	52,768
2029 Household Projection	2,370	20,896	58,174
Median Household Income	\$84,275	\$99,047	\$88,549
Avg Household Income	\$101,684	\$122,119	\$111,970
Avg Household Size	2.1	2.5	2.5



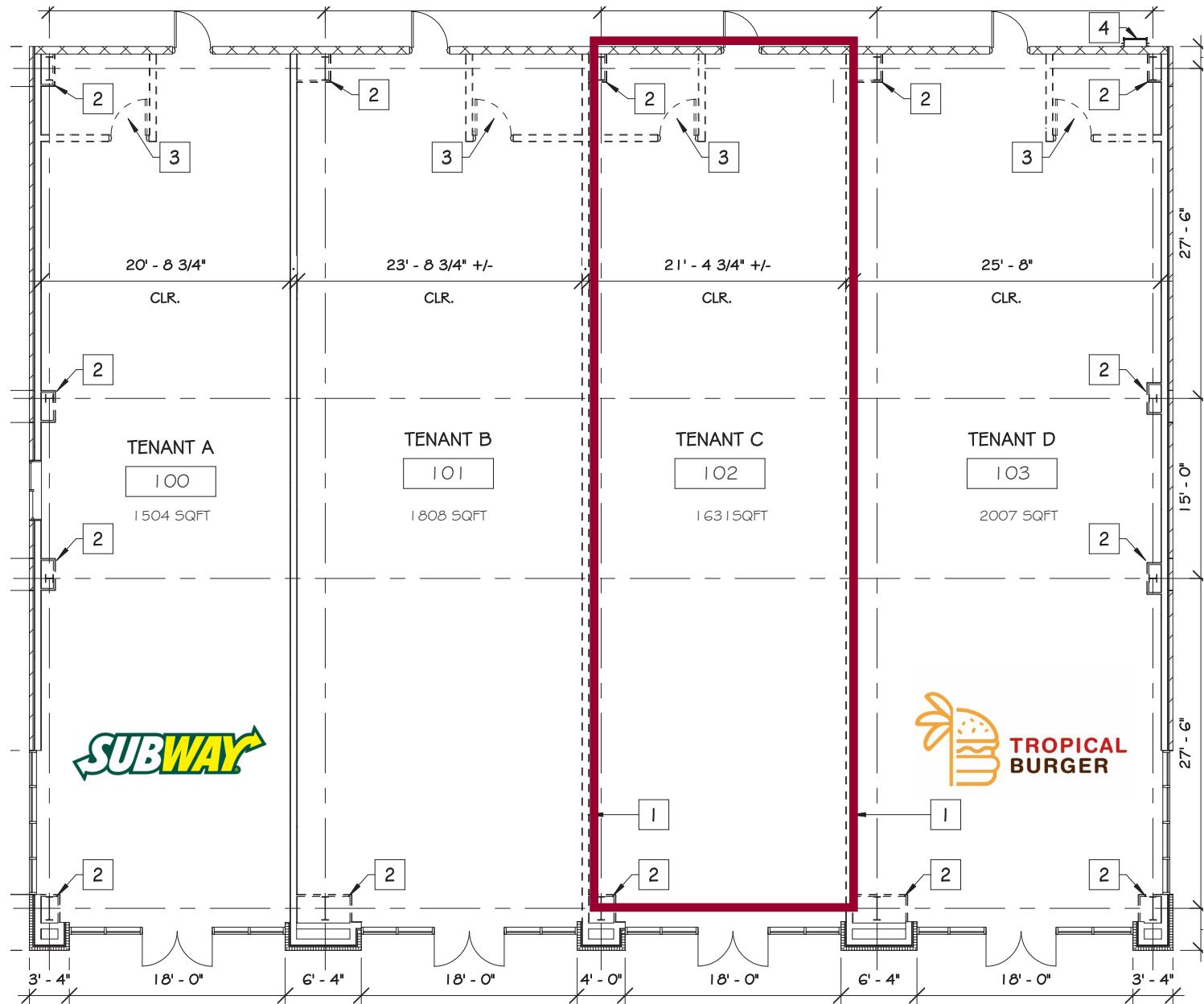
SITE PLAN



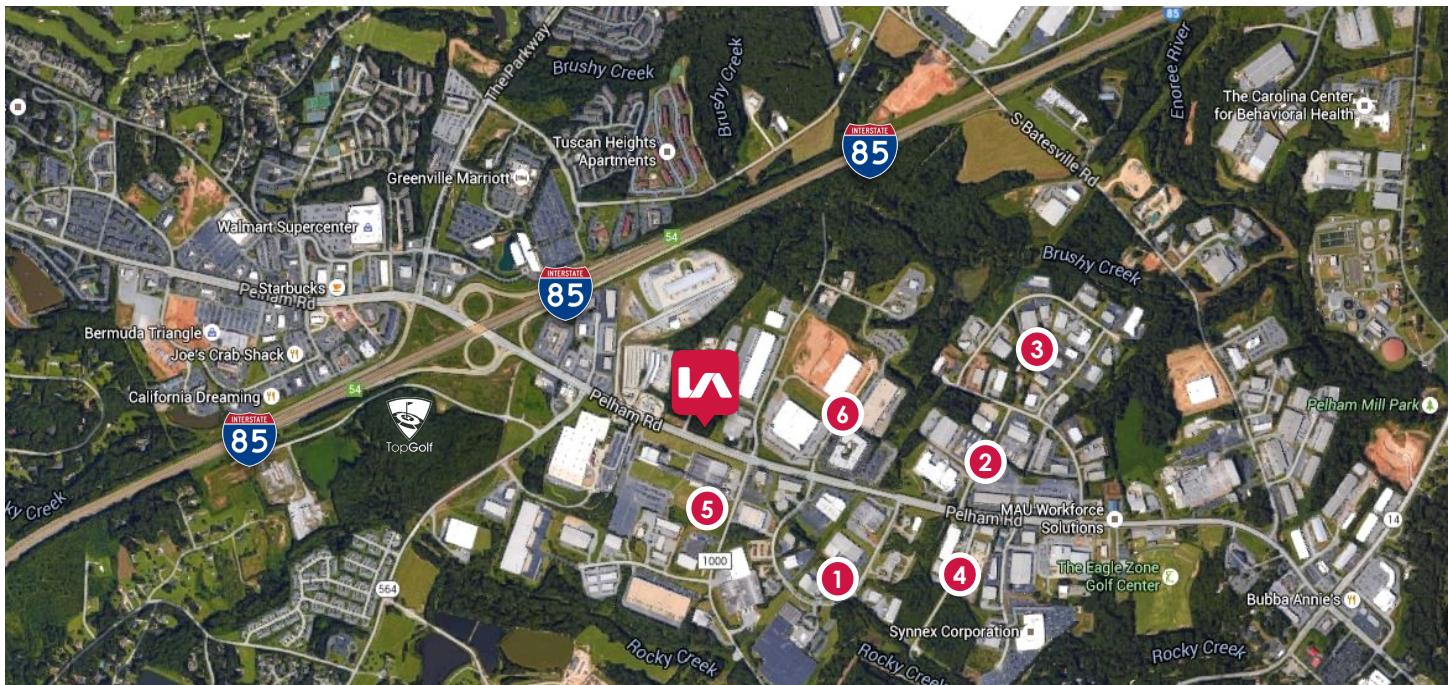
201 W. McBee Ave, Suite 400, Greenville, SC 29601
320 E. Main Street, Suite 430, Spartanburg, SC 29302
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FLOOR PLAN



LOCATION OVERVIEW



DAYTIME EMPLOYMENT

5151 Pelham Road is located on the east side of I-85. This side of the interstate has hundreds of corporations with very little retail. Within a 1 mile radius of 5151 Pelham Road there are over 10,000 daytime employees— meaning the population in this area more than triples during work hours.

SURROUNDING EMPLOYERS

See right for a list of companies less than half a mile from 5151 Pelham Road. This is not a complete list of companies, as they are too numerous to mention.

1. Commerce Center

Berrang
ADT Security Services
Span-America Medical
SC Air Distributors
Paxton Access
Hyundai America
Vessel Medical
Edist
Pratirvero
Armor Packaging
Corp.
International Plastics

2. Hyland Rd

Bostik
Interim HealthCare
Eastern Industrial Supplies
Gerber Childrenswear
Atlas Hydraulics
Carolina Atlantic Distributors
DEWALT
Spartan Staffing
Tradesmen International
Dryclean USA
Real Floors

3. Pelham Davis Cir

Schneider
Commercial Engraving
31-W Insulation
Izumi International
Frontier Label
G&K Services
TBMC
Continental Engines
Sign Crafters USA
The Longarm Network
SCI Electronics

4. Pelham Ridge Dr

SYNNEX Corporation
Logikx Systems
J.A. King
Guaranteed Supply Co.
CTX Mortgage
Utility Partners of America
Meyer Tools
Fastener Supply
National Service Center
Red Leaf Hardwood
Elks Lodge

5. Brozzini Ct

McCarthy Tire
Softbox Systems
Standard Motor Products
ProLogistix
Lansing Building Products
UPS Mail Innovations
Optimas Solutions
Baldor Dodge Reliance
Imperial Pools
Bath Planet
Sherwin Williams

6. Ben Hamby/Logue Ct

Scan Source
Super Duper Publications
Wright Metal Products
Silvercote
Mattress Firm
OPTIBELT
Patterson Dental
Siemens
Airgate PCS
Champion Coach
Sharp Business Systems
Topgolf



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