

AVISON
YOUNG

Retail space for lease



115 PELHAM ROAD | GREENVILLE, SC

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Pelham Court

pelham-court.com

Property description

Pelham Court is a premier retail destination located in the heart of Greenville's Haywood/Pelham submarket. The center is home to a wide variety of notable tenants, including Capri's Italian Restaurant, Everything Eggroll, and Mix Salon. Located on a hard corner at a signalized intersection, this center sees over 22,000 passing vehicles each day.

The prime location and tenant mix make Pelham Court the perfect place to grow your business. We offer competitive leasing rates, excellent pylon signage opportunities, and ample on-site parking for customers and employees.

If you're looking for a centrally located retail space where your business can thrive, then Pelham Court is the perfect place for you. Contact us today to schedule a tour!

HIGHLIGHTS



Available opportunities include free standing turn-key restaurant, inline retail, or flex/storage space



Hard corner, signalized intersection of Pelham Road & Pelham Commons Road boasts traffic counts of over 22,000 VPD



Diverse mix of popular local tenants



Centrally located, convenient to downtown Greenville, I-385 and I-85 corridors

****Please do not disturb existing tenants. Contact listing agents for more information.***



For lease

SPACE	RATE	SIZE	AVAILABILITY
Suite 5	Negotiable	1,220 sf	Immediate
Suite 26 restaurant space	Negotiable	4,579 sf	Immediate
Flex space	Negotiable	7,250 sf	Immediate

SITE PLAN



Suite 26 stand alone restaurant space

In the past 6 months, residents within a 5-mile radius...

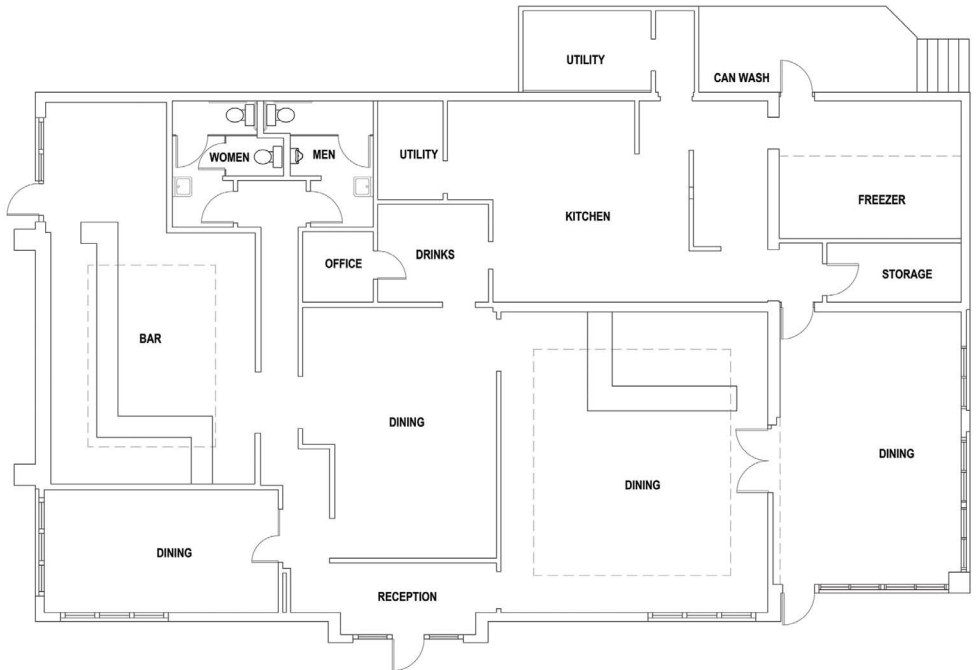
72,347
households

67.4%
went to a family restaurant

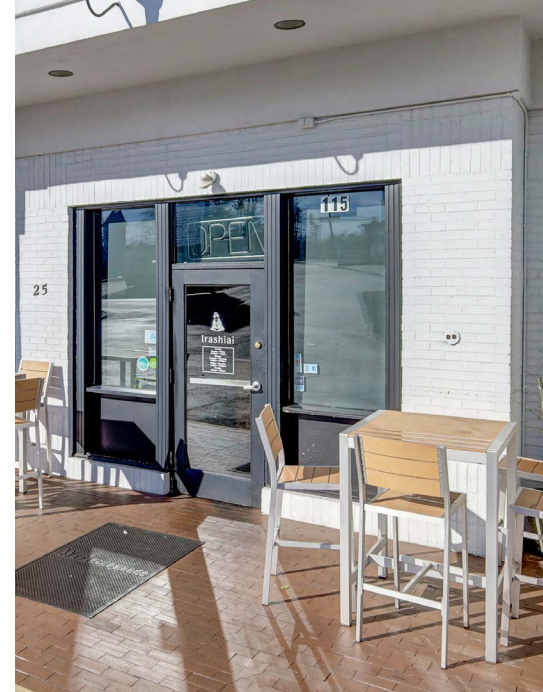
21.9%
went to a family restaurant more than 4 times

14.6%
spent \$100-200 at a restaurant on a monthly basis

FLOORPLAN

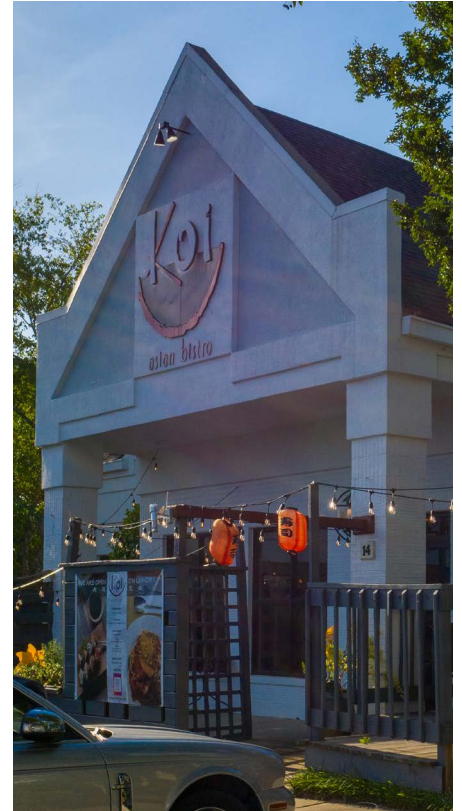


Pelham Court 4



Get to know Pelham Court

SIGNAGE OPPORTUNITIES



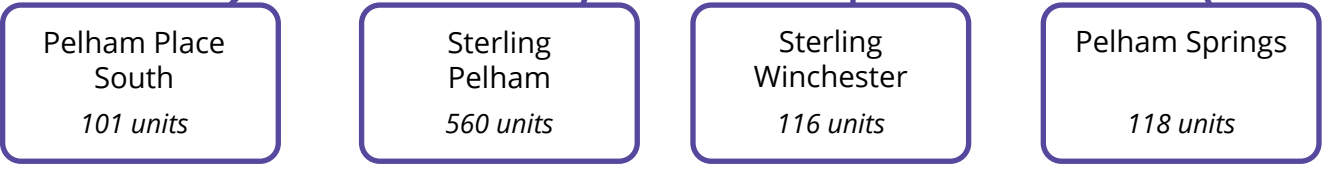
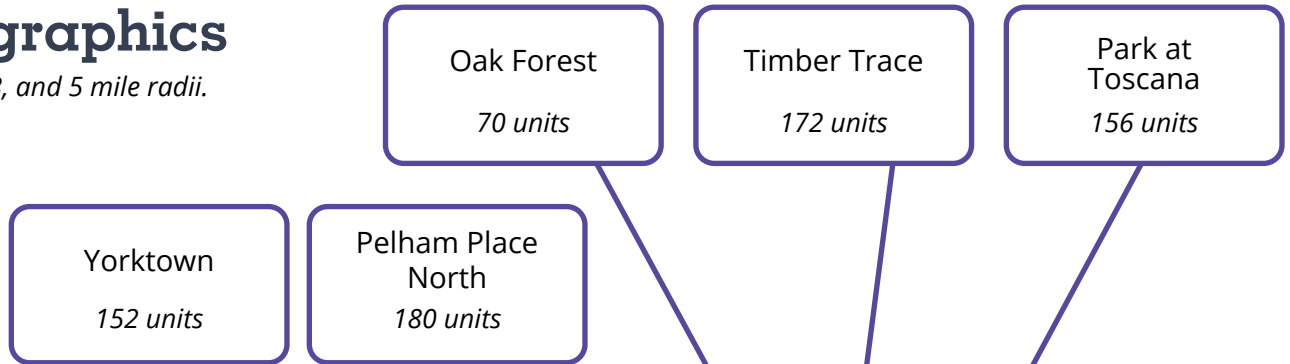
Tenants can take advantage of the various signage options available at Pelham Court. At the entrance to the center a large monument sign showcases each tenant, providing excellent promotional visibility from highly-trafficked Pelham Road. In addition, each suite offers space above the door for greater personalized promotion.

CO-TENANTS



Demographics

* Based on 1, 3, and 5 mile radii.



72,347
total households

80,537
total housing units

\$255,632
median home value

* Based on 5 mile radius.



Population

1 mi **12,922**
3 mi **73,881**
5 mi **179,156**



Median Age

39.2



Average household income

1 mi **\$78,329**
3 mi **\$97,274**
5 mi **\$101,898**



College graduation rate

55.3%

Retail amenities

North Hills Shopping Center

newly announced!

15 Pelham

Pelham Commons Shopping Center



221 Pelham

64 bars & restaurants

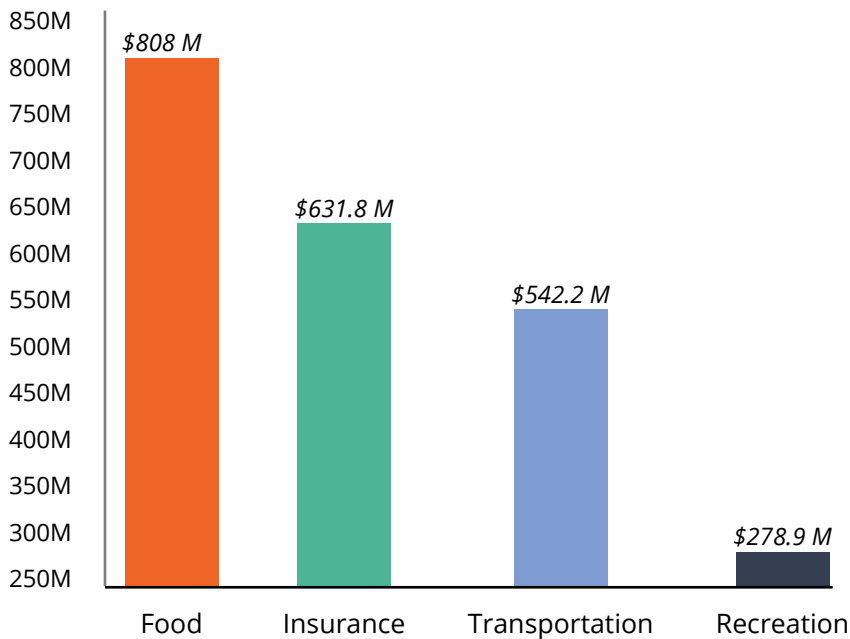
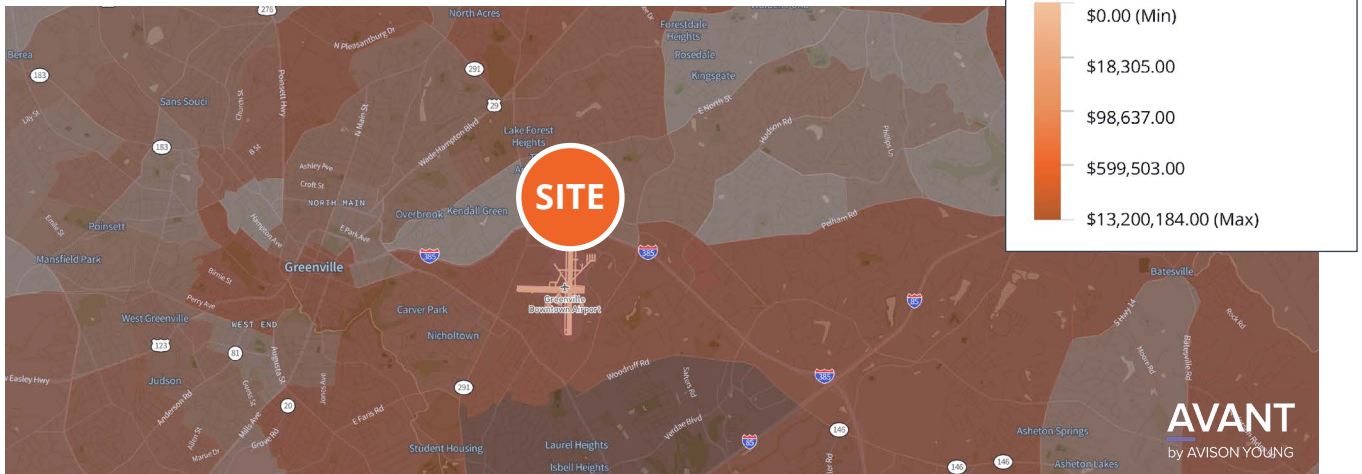
25 retail stores

10 fitness studios

** Based on 1 mile radius.*

Local spending habits

* Based on 1 and 5 mile radii.



2022 Top expenditures

In 2022 the highest spending categories within 5 miles of Pelham Court were:

- Food
- Insurance
- Transportation
- Recreation & entertainment

Additional high-spend categories include apparel, home goods, and health and personal products.



#1

The GREENVILLE everyone is talking about!



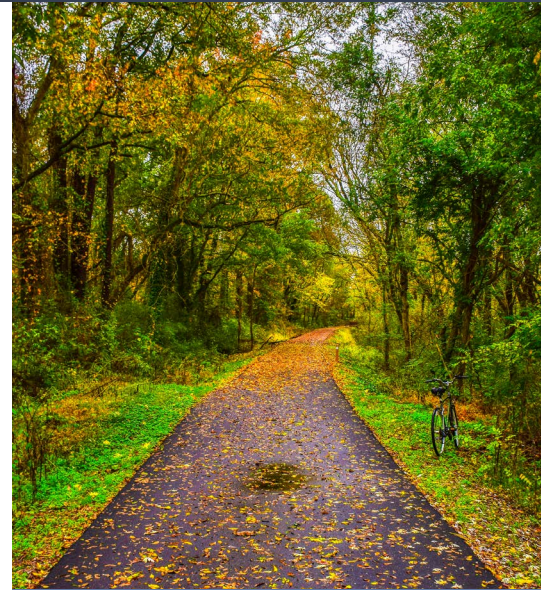
The 10 Friendliest Cities in the US

– Conde Nast Traveler –



The South's Best Cities on the Rise

– Southern Living –



The Breakout Cities on the Forefront of America's Economic Recovery

– Wall Street Journal –

Some call it the best kept **secret** in the South. We hope you call it **home.**

Nestled in the foothills of the Blue Ridge Mountains, Greenville is the heart of Upstate South Carolina! Having won numerous awards and accolades over the past 20 years, downtown is where everyone wants to be. While many major metropolitan areas have seen significant residential loss during the COVID pandemic, Greenville's population has rapidly increased as families and individuals seek better living conditions, including a lower cost of living and increased quality of life. Its prime location on the I-85 corridor between Atlanta and Charlotte makes it a popular tourist spot as well as those seeking permanent relocation to a city that has something for everyone!

Top 10

America's Best Small Cities

— BestCities.org

America's Strongest Job Markets

— Bloomberg

America's Next Great Food Cities

— Food & Wine

America's Best Downtowns

— Forbes

#Yeahthatgreenville



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Pelham Court