

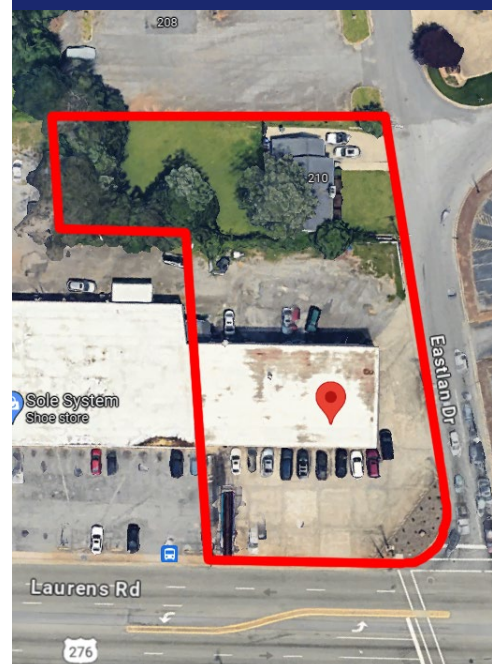


RENOVATIONS PLANNED TO BE COMPLETE SUMMER 2026

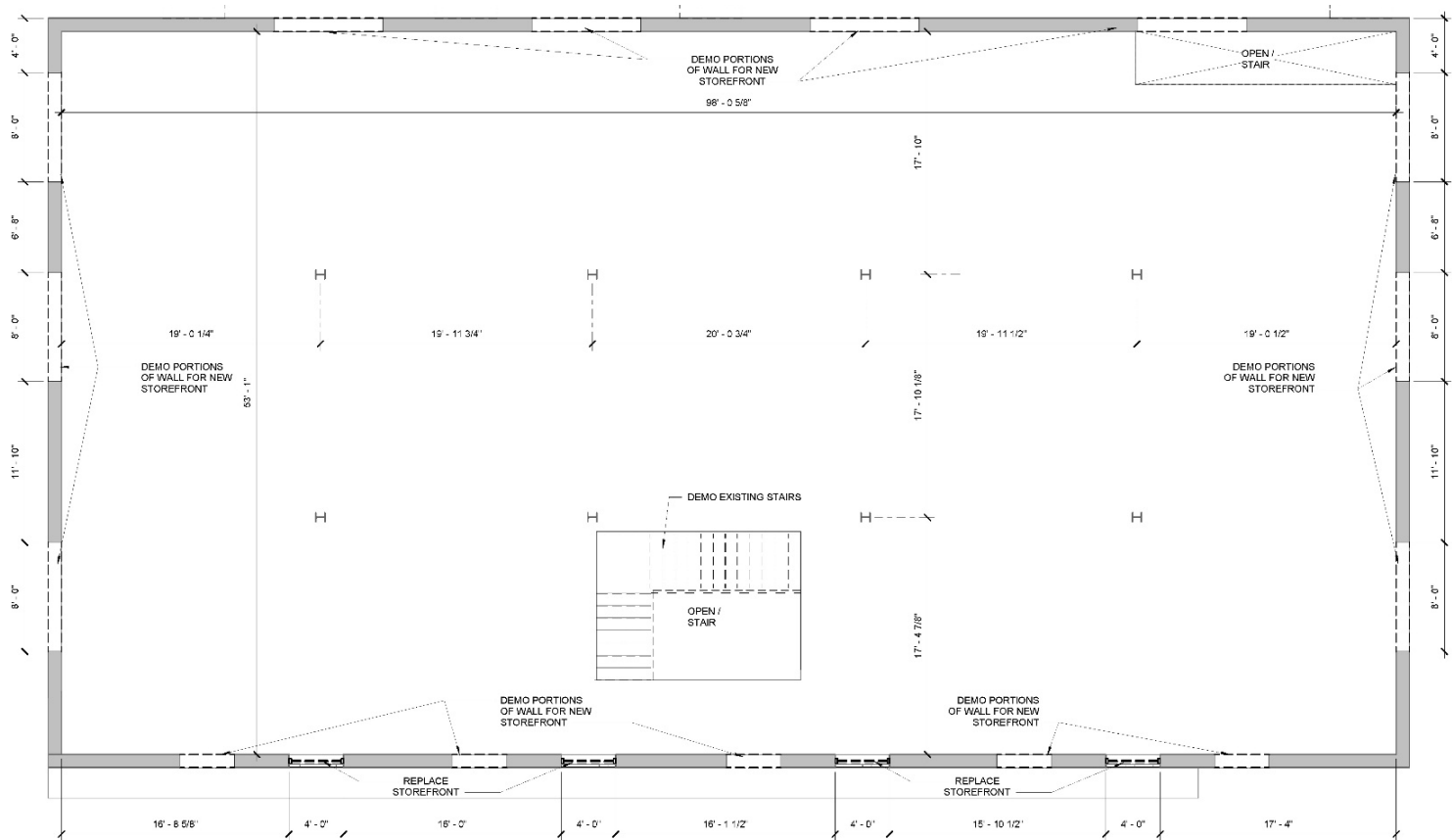
LEASE RATE:

- Entire ±11,000 SF commercial building available for lease
- Renovations starting **Spring 2026** to entire building and site (new exterior, doors, glass, windows, parking lot, etc.)
- **First Floor:** Small suites ranging from ±1,000-5,240 SF
- **Second Floor:** ±5,531 SF (may consider subdividing)
- Corner site offers easy access at signalized intersection
- Outstanding visibility with ±28,000 vehicles per day exposure
- Owner acquired property behind and plans to add additional parking spaces for ample parking
- Planned delivery of shell condition – ready for Tenant to customize and build out their space
- Approximately ±2.1 miles Downtown Greenville, close proximity to the Swamp Rabbit Trail, Greenville Tech, Pleasantburg Dr. and Verdae communities

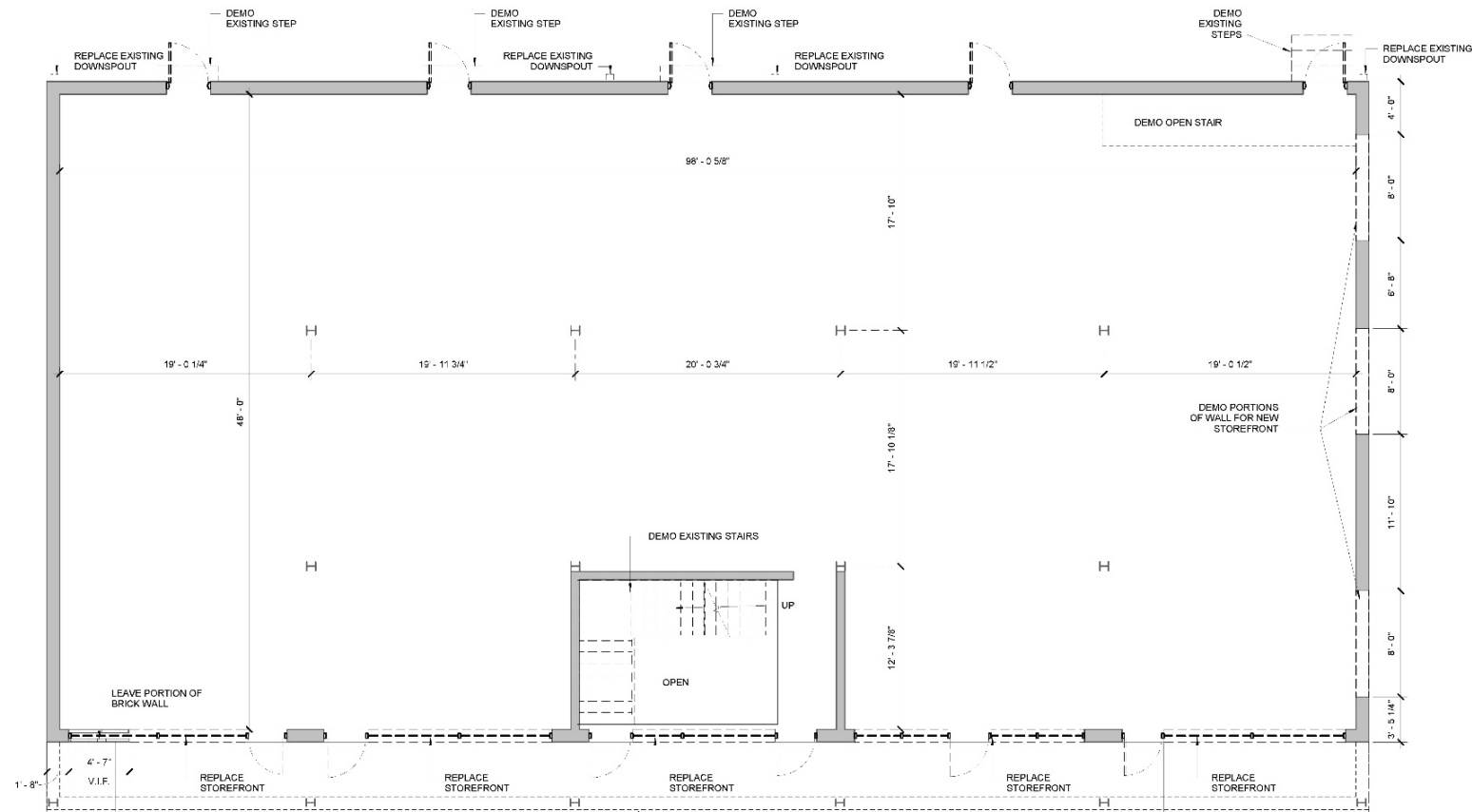
\$25/SF + NNN



FLOORPLAN



2 DEMO SECOND FLOOR PLAN
AL00 3/16" = 1'-0"



POTENTIAL RENDERINGS

RENOVATION PLANNED TO BE
COMPLETE SUMMER 20226



3D VIEWS ARE SHOWN FOR REFERENCE ONLY. THEY ARE TO SHOW DESIGN. INTENT AND SHOULD NOT BE SCALED OR MEASURED

SITE LOCATION



DEMOGRAPHICS

POPULATION	1 MILE	3 MILE	5 MILE
2028 PROJECTION	7,225	74,489	177,565
POPULATION GROWTH (2023-2028)	+2.42%	+3.03%	+2.78%

SITE BEFORE UPFIT

