

AVAILABLE FOR BUILD-TO-SUIT

301 ASHBY PARK LANE

Greenville, South Carolina 29607



Property Details

-  +/- 5,000 to 12,000 SF Potential
-  +/- 1.41 AC
-  +/- 24,800 VPD on E Butler Dr
-  Build-to-Suit
-  In a high growth corridor

BUILD-TO-SUIT AVAILABLE
Contact Broker for Pricing



BROADSTREET
PARTNERS

148 River Street, Suite 205 | Greenville, SC 29601
864.640.6440 | www.broadstreetcre.com

JOHN PARKER

john@broadstreetcre.com | 864.266.3309

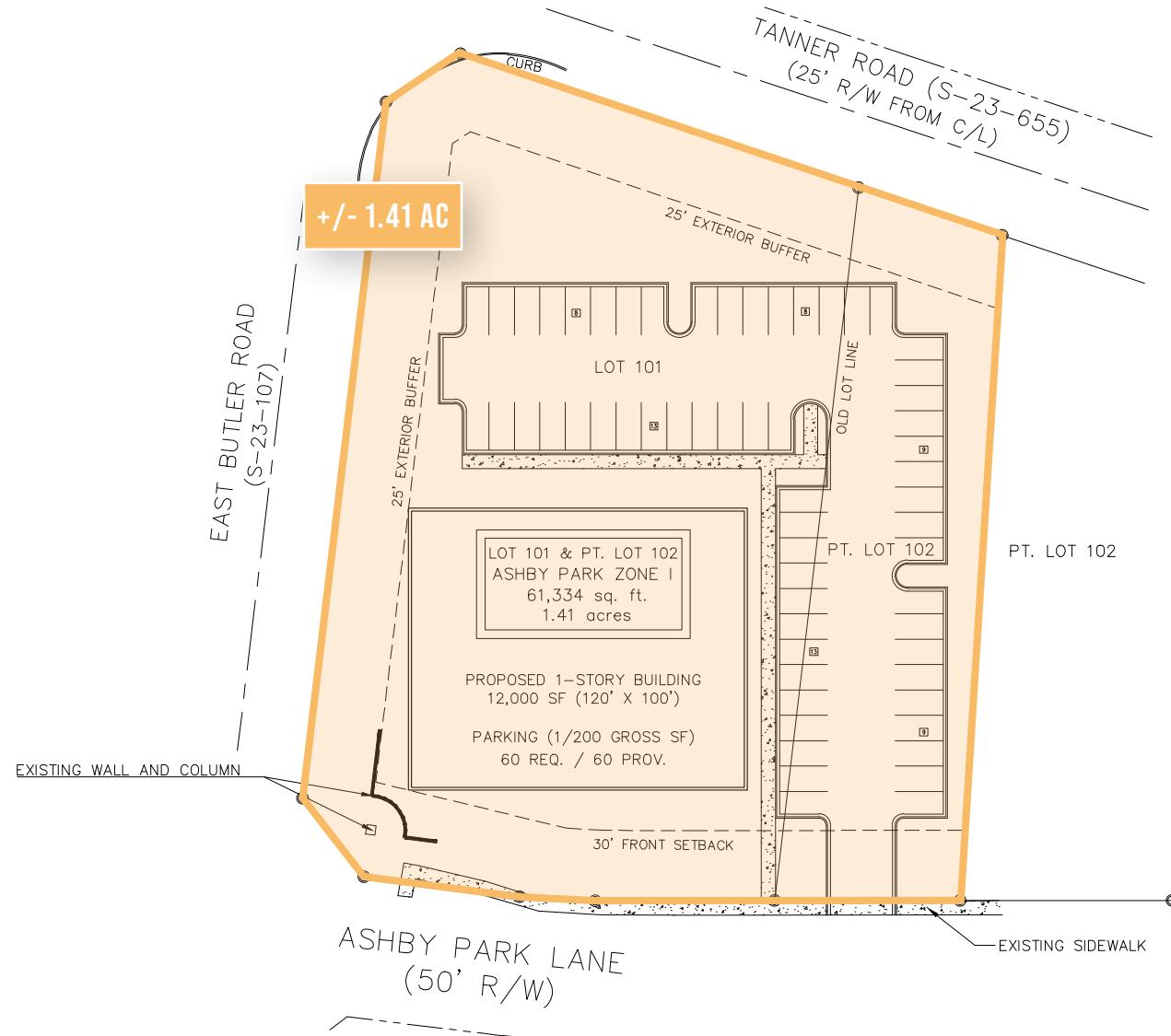
MILLER JONES

miller@broadstreetcre.com | 803.840.6102

DISCLAIMER | This information is believed to be accurate but no warranties are implied or given. It is for reference purposes only.

Conceptual Site Plan

- The site can accommodate 5,000 to 12,000 SF new construction
- Perfect for Medical office or Traditional office users
- Storm detention in place
- Located within Ashby Park Owners Association



BROADSTREET
PARTNERS

148 River Street, Suite 205 | Greenville, SC 29601
864.640.6440 | www.broadstreetcre.com

JOHN PARKER

john@broadstreetcre.com | 864.266.3309

MILLER JONES

miller@broadstreetcre.com | 803.840.6102

DISCLAIMER | This information is believed to be accurate but no warranties are implied or given. It is for reference purposes only.



Market Overview

Greenville, South Carolina



Greenville, SC is a thriving city nestled in the foothills of the Blue Ridge Mountains, known for its vibrant downtown, diverse culinary scene, and strong community atmosphere. Popular attractions include Falls Park on the Reedy with its iconic Liberty Bridge, the 28-mile Swamp Rabbit Trail, and a wide variety of restaurants and entertainment options. The city also prioritizes accessibility with public transportation, mobility-friendly spaces, and a welcoming atmosphere for all visitors.

Strategically located along the I-85 corridor, Greenville offers easy access to major cities like Atlanta and Charlotte and is served by the Greenville-Spartanburg International Airport. The area has seen consistent economic growth, attracting major companies and capital investments while maintaining its charm and livability. With its mix of outdoor recreation, cultural amenities, and a business-friendly environment, Greenville continues to grow as one of the Southeast's most dynamic cities.





BROADSTREET
PARTNERS

148 River Street, Suite 205 | Greenville, SC 29601
864.640.6440 | www.broadstreetcre.com

JOHN PARKER

john@broadstreetcre.com | 864.266.3309

MILLER JONES

miller@broadstreetcre.com | 803.840.6102

DISCLAIMER | This information is believed to be accurate but no warranties are implied or given. It is for reference purposes only.



Demographic Snapshot (2025)



56,307
POPULATION

3-Mile Radius



\$134,025
AVG HH INCOME

3-Mile Radius



32,018
DAYTIME POPULATION

3-Mile Radius



24,035
HOUSEHOLDS

3-Mile Radius



34,300
VEHICLES PER DAY

Woodruff Rd @ Butler Rd
(0.5 mile from Site)

