






AVAILABLE FOR BUILD-TO-SUIT

# 301 ASHBY PARK LANE

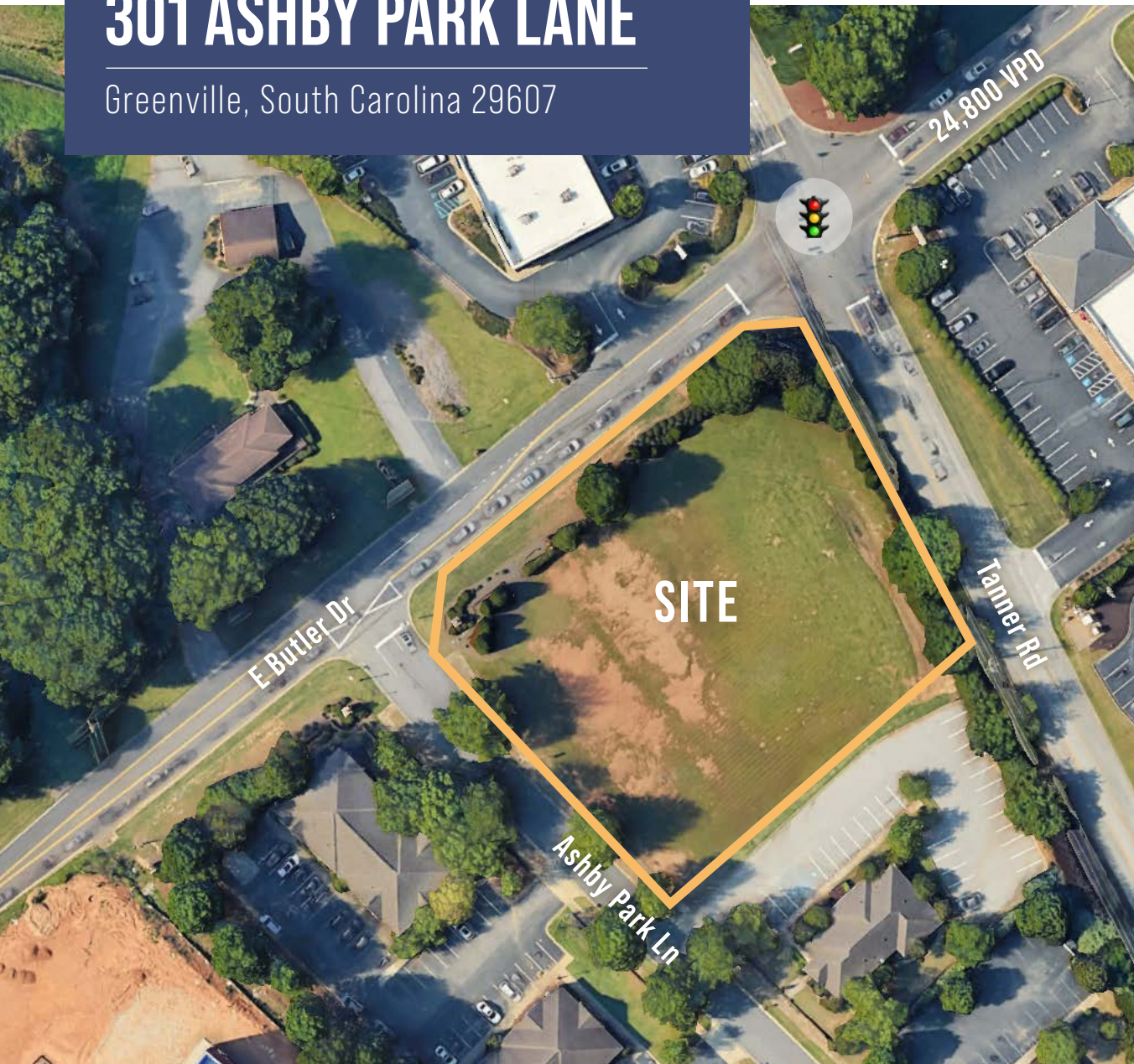
Greenville, South Carolina 29607



## 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](http://www.broadstreetcre.com)

**JOHN PARKER**

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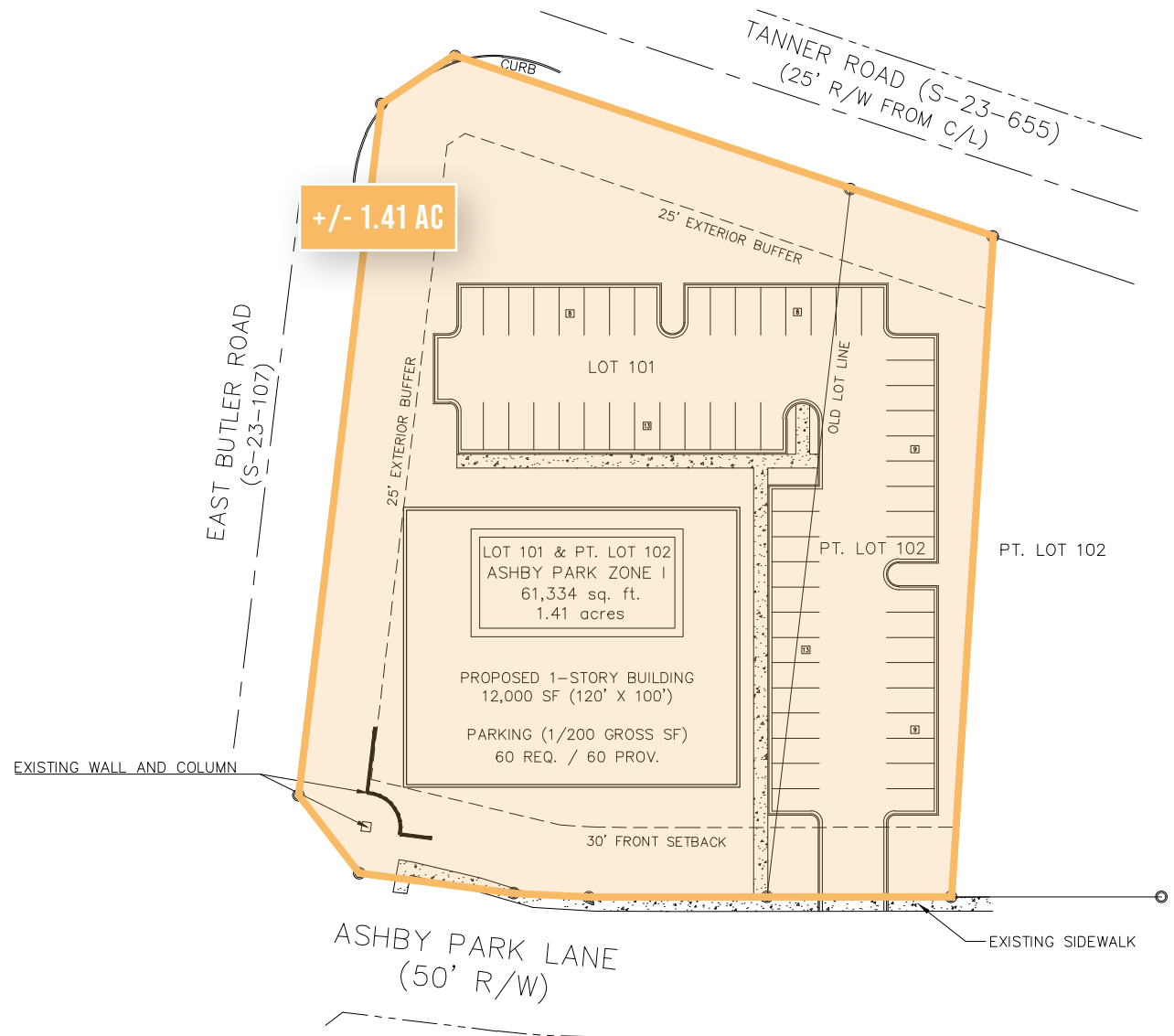
**MILLER JONES**

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**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



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# 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.







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# 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)

