



**FOR SUBLEASE**

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Colliers | South Carolina  
32 E. Broad Street, Ste 400  
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# Former Fast-Food Restaurant Opportunity

## 3 Pelham Road | Greenville, SC

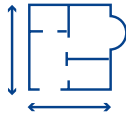
Strategically positioned at the intersection of Pelham Road and E North Street in Greenville, SC, this move-in ready opportunity presents an ideal setting for fast-food or retail establishments. Located in a dense commercial area, this site provides optimal visibility and accessibility. With a high daily traffic count of 19,500 vehicles per day and close proximity to major thoroughfares such as I-385, this a great investment for businesses seeking a thriving and convenient location.



±19,500 VPD



1.2 Miles to I-385



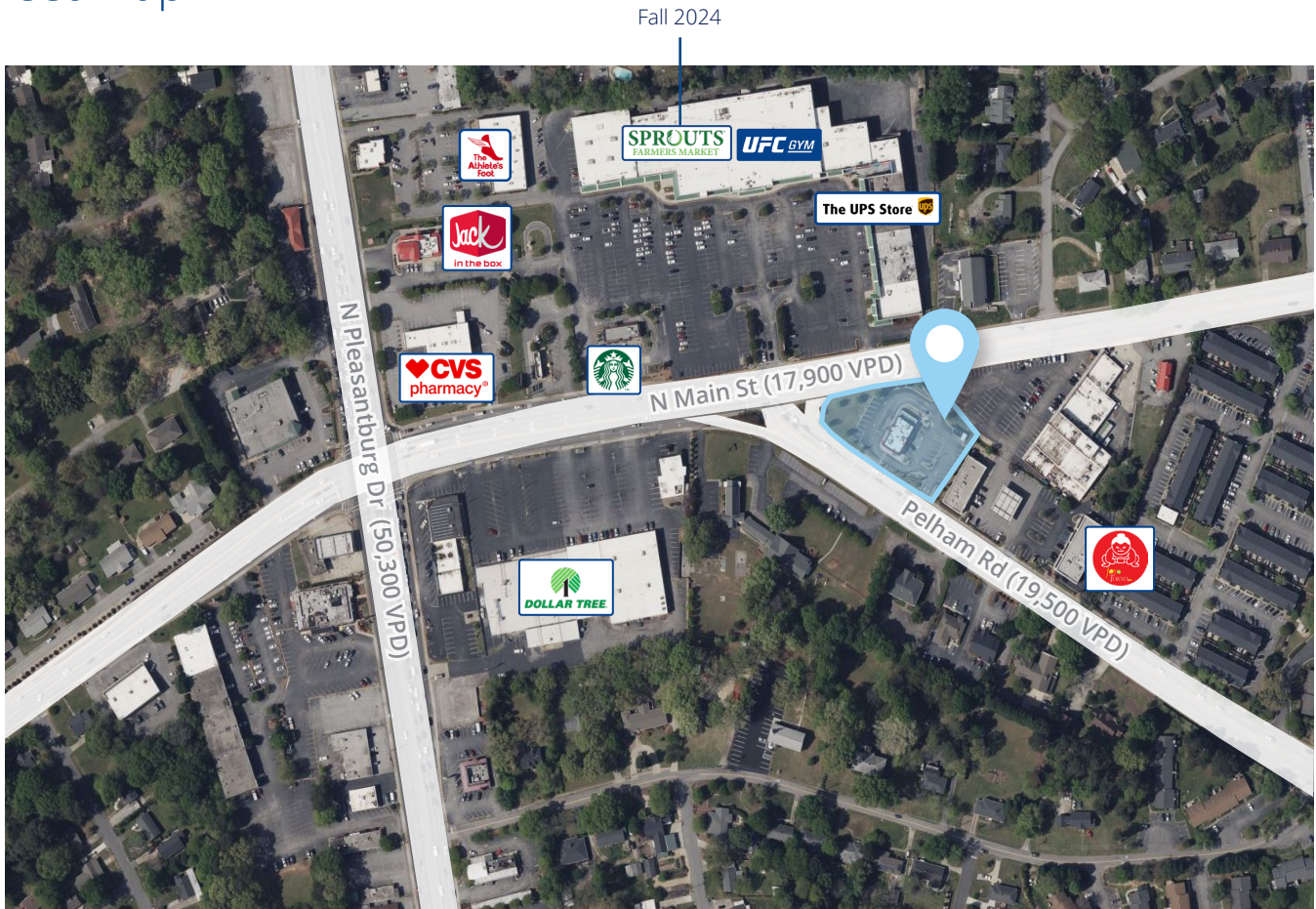
±3,037 SF

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# Property Location

## Street map



## Demographics (5 miles)



Population  
178,527



Average Household Income  
\$102,210



Median Age  
37.8



Total Housing Units  
85,452



3 Pelham Road | For Sublease

# Property Photos







## Property Details

Address:	3 Pelham Road
Size:	±3,037 SF on ±1.12 acres
Location:	Greenville, South Carolina 29615
Parking:	20 Surface Spaces
Lease Type:	Sublease
Ideal Use:	QSR, local restaurant, freestanding retail/office
Subdivisible:	Potential to be subdivided based on tenant's need
Accessibility:	Two entrances
Utilities:	All on site
Windows:	Drive-thru window in place
Notes:	Parcel #0279000100103

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