



FOR SALE OR SUBLEASE

±2,200 SF OFFICE SPACE

157 Commons Way
Greenville, SC 29611



LEE & ASSOCIATES
GREENVILLE/SPARTANBURG

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PRICING/RATE:

**LEASE: \$7.67/SF
(NNN)**

SALE: \$295,000

- Sublease - Expires January 2026
- 4 Offices
- 2 Restrooms
- Large conference room
- Open collaboration space on the second floor
- Ample Free Parking



**DOWNTOWN
ACCESS**
CLOSE PROXIMITY
TO DOWNTOWN



LOCATION
SURROUNDED BY
MULTIPLE RESTAU-
RANTS, SHOPPING
AND PERSONAL
SERVICES

PROPERTY OVERVIEW & PHOTOS

PROPERTY NAME	White Horse Road Professional Park
TYPE	Office Condo
TOTAL BUILDING SF	Condo Unit is ±2,200 SF
TOTAL AVAILABLE SF	±2,200 SF
TAX MAP #	237040102600
COUNTY	Greenville
CITY LIMITS	No
ZONING	C-2
YEAR BUILT	2005
CONSTRUCTION TYPE	Masonry
ROOF	Shingle
PARKING	Ample On Site And Free
RESTROOMS	Yes
SUBMARKET	West Side Greenville
NUMBER OF OFFICES	4
CONFERENCE ROOM	Yes
BREAK ROOM	Yes
RECEPTION AREA	Yes
SHARED SPACE	No



LOCATION OVERVIEW

- 1 Wal-Mart Supercenter
- 2 Aldi's
- 3 Walgreens
- 4 Tarascos Mexican Grill
- 5 Zaxby's
- 6 Applebee's
- 7 Bank of Travelers Rest
- 8 Hibachi Express
- 9 Verizon



AREA DEMOGRAPHICS

POPULATION	1 MILE	3 MILE	5 MILE
2023 Population	4,290	54,845	123,188
2028 Population Projection	4,458	56,819	127,033
Annual Growth 2010-2023	1.9%	1.6%	1.3%
Annual Growth 2023-2028	0.8%	0.7%	0.6%
Median Age	36.5	38.6	39.3

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2023 Households	1,612	21,203	50,316
2028 Household Projection	1,677	22,005	51,918
Annual Growth 2010-2023	1.9%	1.5%	1.2%
Annual Growth 2023-2028	0.8%	0.8%	0.6%
Owner Occupied Households	914	11,095	28,945
Renter Occupied Households	763	10,910	22,973

INCOME	1 MILE	3 MILE	5 MILE
Avg Household Income	\$49,059	\$60,818	\$80,750
Median Household Income	\$32,813	\$40,290	\$50,411
Median Home Value	\$104,234	\$134,761	\$186,227
Median Year Home Built	1975	1969	1970





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LEARN MORE
CALL TODAY



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