



# FOR LEASE ±1,631 SF MULTI-TENANT RETAIL



**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES

**Randall Bentley, SIOR, CCIM**  
President/Principal  
rbentley@lee-associates.com

**Chris Schwab**  
Vice President  
cschwab@lee-associates.com

**864.704.1040**  
LeeUpstate.com

**Lease Rate:**  
**\$22.50/SF (NNN)**

5151 Pelham Road  
Greenville, SC 29615

- Available June 1, 2025
- Located on Pelham Road Between I-85 & Hwy 14
- Across the Street from Topgolf
- Starbucks Adjacent to Property
- Only Minutes from GSP International Airport



**TAX MAP #**  
0533020101201



**ZONING**  
C-1; COMMERCIAL



**TRAFFIC COUNT**  
±23,400 VPD



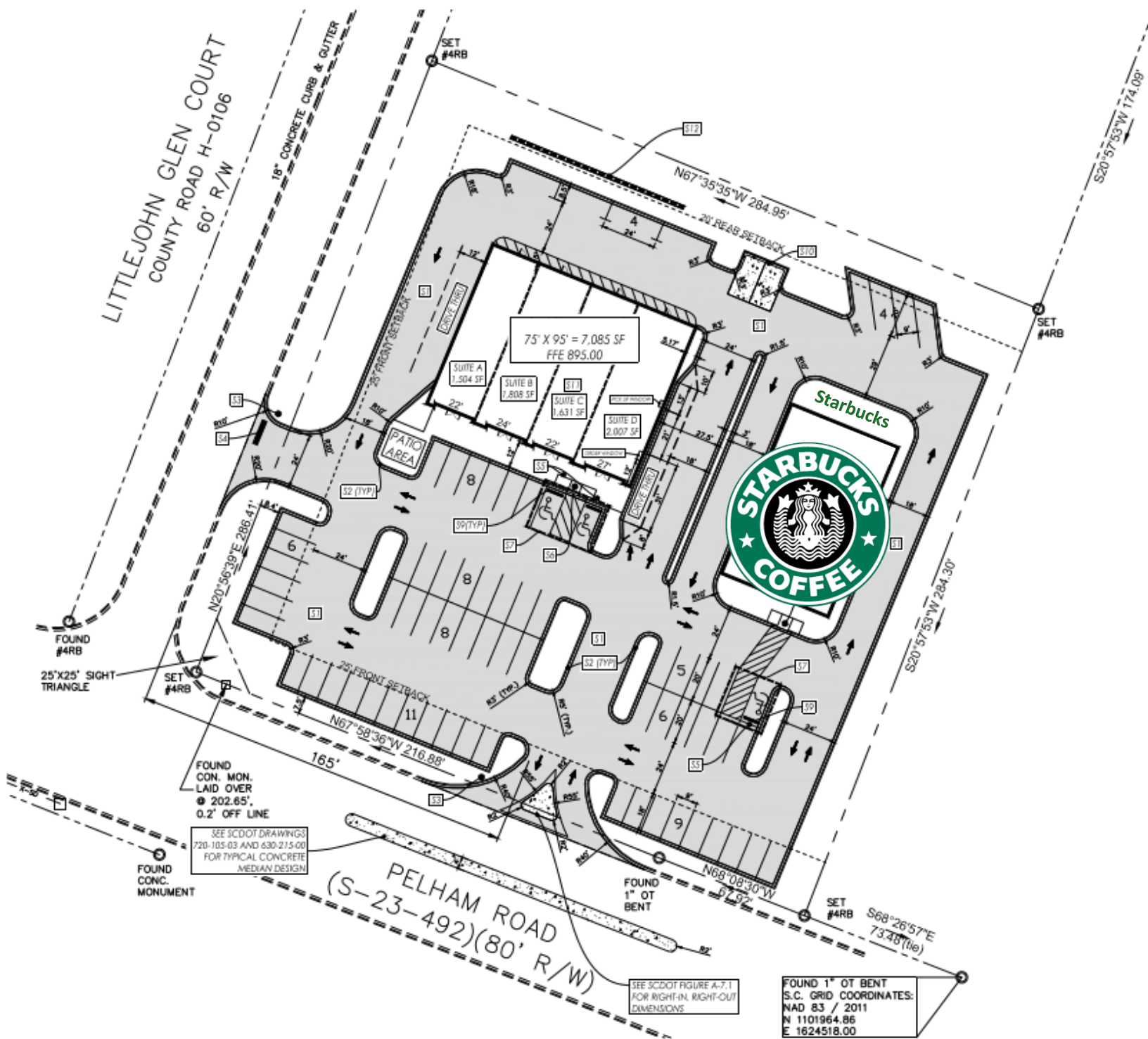
**PARKING**  
AMPLE ON SITE  
PARKING (6.21/1000)

# DEMOGRAPHICS

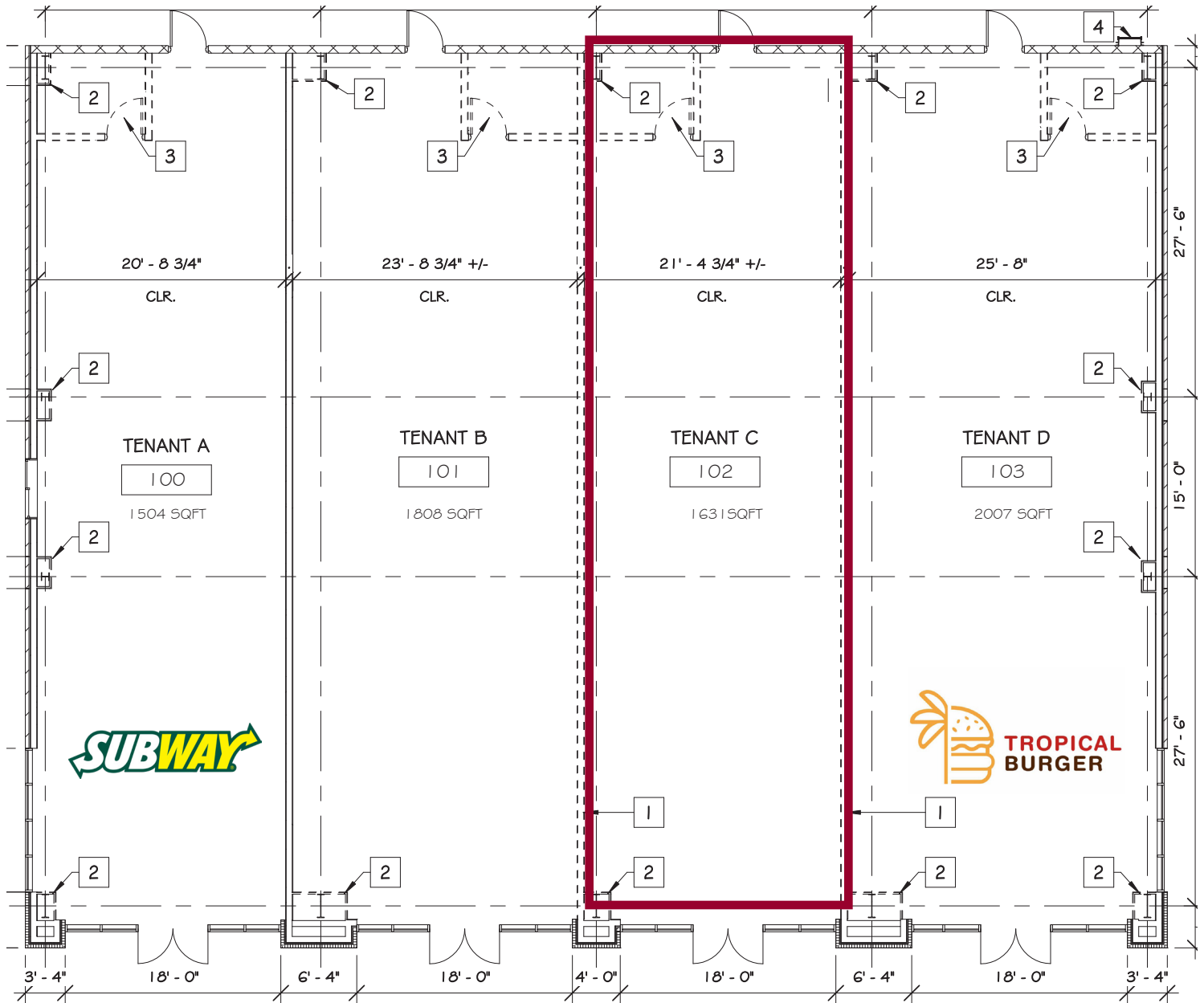
	1 MILE	3 MILE	5 MILE
2024 Population	4,559	48,069	131,830
2029 Population Projection	5,048	52,871	145,199
Annual Growth 2024-2029	2.1%	2.0%	2.0%
Median Age	38.9	41.8	39.7
2024 Households	2,139	18,984	52,768
2029 Household Projection	2,370	20,896	58,174
Median Household Income	\$84,275	\$99,047	\$88,549
Avg Household Income	\$101,684	\$122,119	\$111,970
Avg Household Size	2.1	2.5	2.5



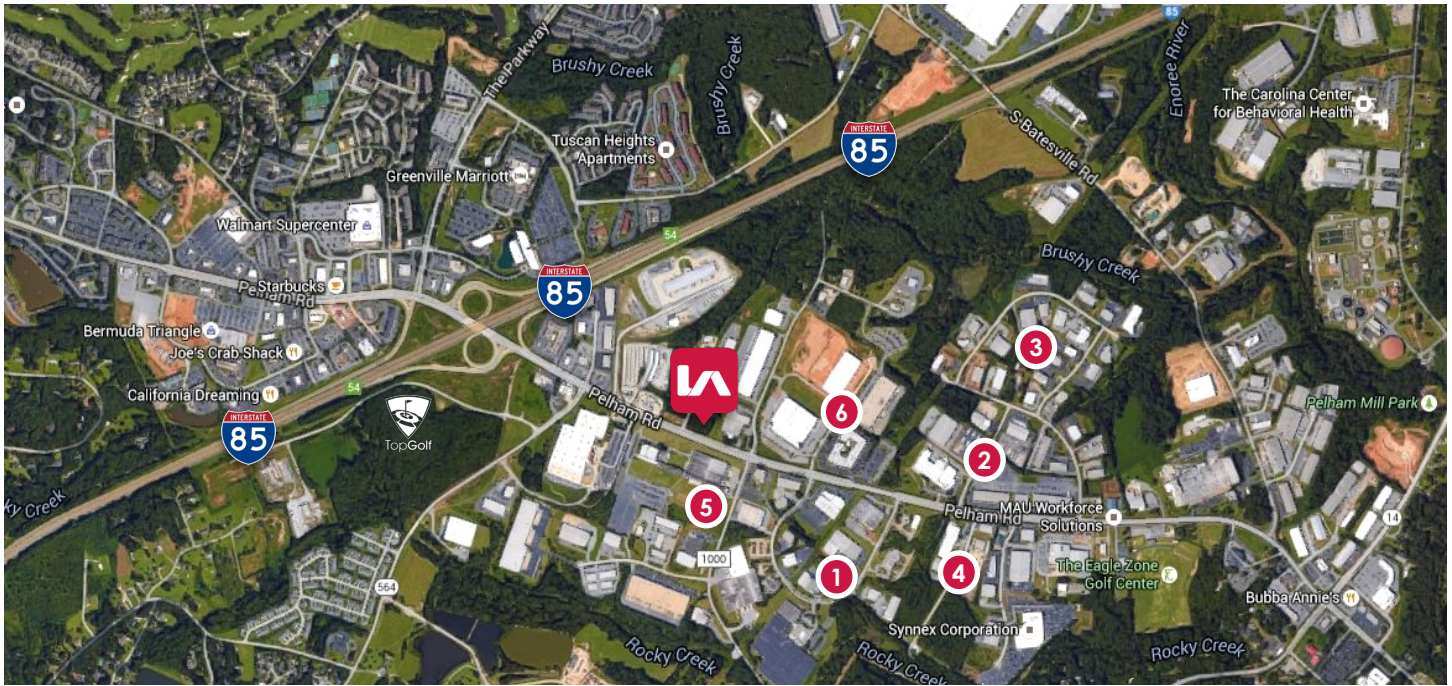
# SITE PLAN



# FLOOR PLAN



# LOCATION OVERVIEW



## DAYTIME EMPLOYMENT

5151 Pelham Road is located on the east side of I-85. This side of the interstate has hundreds of corporations with very little retail. Within a 1 mile radius of 5151 Pelham Road there are over 10,000 daytime employees— meaning the population in this area more than triples during work hours.

## SURROUNDING EMPLOYERS

See right for a list of companies less than half a mile from 5151 Pelham Road. This is not a complete list of companies, as they are too numerous to mention.

### 1. Commerce Center

Berrang  
ADT Security Services  
Span-America Medical  
SC Air Distributors  
Paxton Access  
Hyundam America  
Vessel Medical  
Edist  
Pratrivero  
Armor Packaging Corp.  
International Plastics

### 2. Hyland Rd

Bostik  
Interim HealthCare  
Eastern Industrial Supplies  
Gerber Childrenswear  
Atlas Hydraulics  
Carolina Atlantic Distributors  
DEWALT  
Spartan Staffing  
Tradesmen International  
Dryclean USA  
Real Floors

### 3. Pelham Davis Cir

Schneider  
Commercial Engraving  
31-W Insulation  
Izumi International  
Frontier Label  
G&K Services  
TBMC  
Continental Engines  
Sign Crafters USA  
The Longarm Network  
SCI Electronics

### 4. Pelham Ridge Dr

SYNNEX Corporation  
Loglxx Systems  
J.A. King  
Guaranteed Supply Co.  
CTX Mortgage  
Utility Partners of America  
Meyer Tools  
Fastener Supply  
National Service Center  
Red Leaf Hardwood  
Elks Lodge

### 5. Brozzini Ct

McCarthy Tire  
Softbox Systems  
Standard Motor Products  
ProLogistix  
Lansing Building Products  
UPS Mail Innovations  
Optimas Solutions  
Baldor Dodge Reliance  
Imperial Pools  
Bath Planet  
Sherwin Williams

### 6. Ben Hamby/Logue Ct

Scan Source  
Super Duper Publications  
Wright Metal Products  
Silvercote  
Mattress Firm  
OPTIBELT  
Patterson Dental  
Siemens  
Airgate PCS  
Champion Coach  
Sharp Business Systems  
Topgolf



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**864.704.1040**  
**LeeUpstate.com**

**GREENVILLE OFFICE**  
201 W. McBee Ave, Suite 400  
Greenville, SC 29601

**SPARTANBURG OFFICE**  
320 E. Main Street, Suite 430  
Spartanburg, SC 29302

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**Randall Bentley, SIOR, CCIM**  
President/ Managing Principal  
864.444.2842  
rbentley@lee-associates.com



**Chris Schwab**  
Vice President  
512.968.1252  
cschwab@lee-associates.com