

# PELHAM AT HYLAND



±15,000 SF AVAILABLE  
SITE #1906

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FLEX  
OFFICE  
PARK

7 0 0 1 - 7 0 0 5 P E L H A M R O A D  
G R E E N V I L L E , S C



CBRE



±15,000 SF  
OFFICE/FLEX  
SPACE  
\$13.00/SF/NNN



Available SF: ±15,000



Easy Access to I-85



High visibility from road



Parking Ratio: 4.5/1000



Building Signage Available



Four miles to GSP airport



Several suites with delivery  
door access



Vast variety of floorplans to  
choose from



Ideal east side location with quick  
access to amenities including  
many restaurants and retail



Located in a high growth and  
favorable demographic area

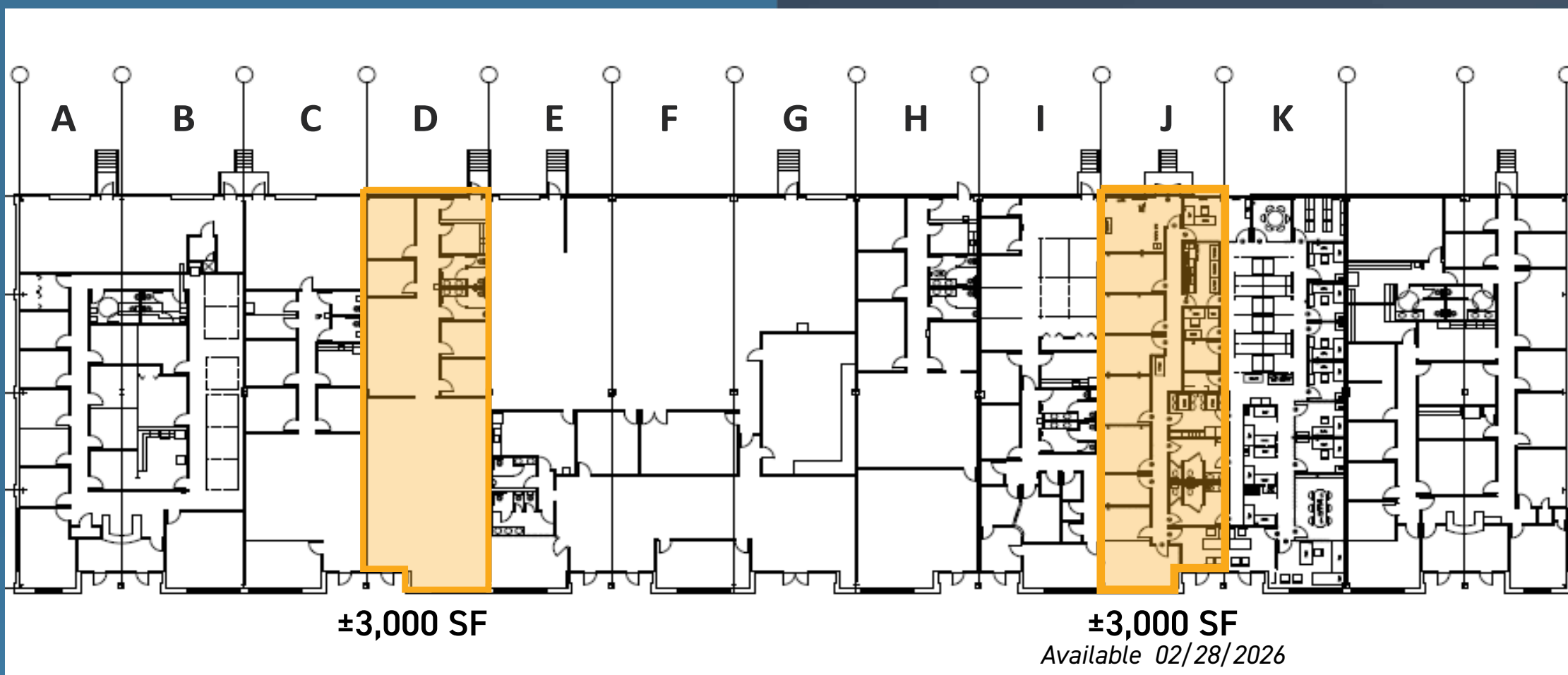


7 0 0 1 - 7 0 0 5 P E L H A M R O A D



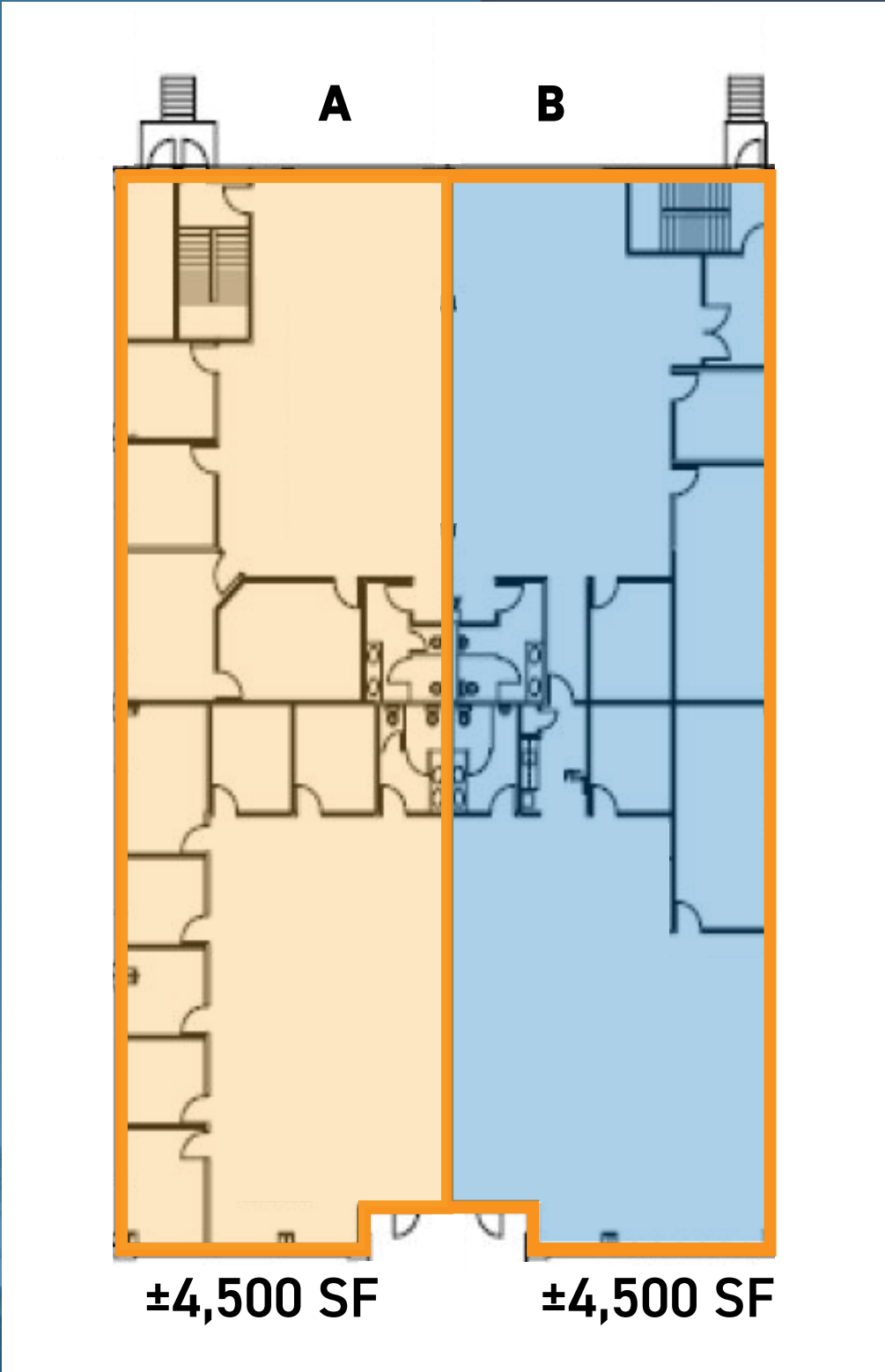
# BUILDING 7001

SUITE D & J:  $\pm 6,000$  SF



# BUILDING 7005

SUITE A & B: ±9,000 SF

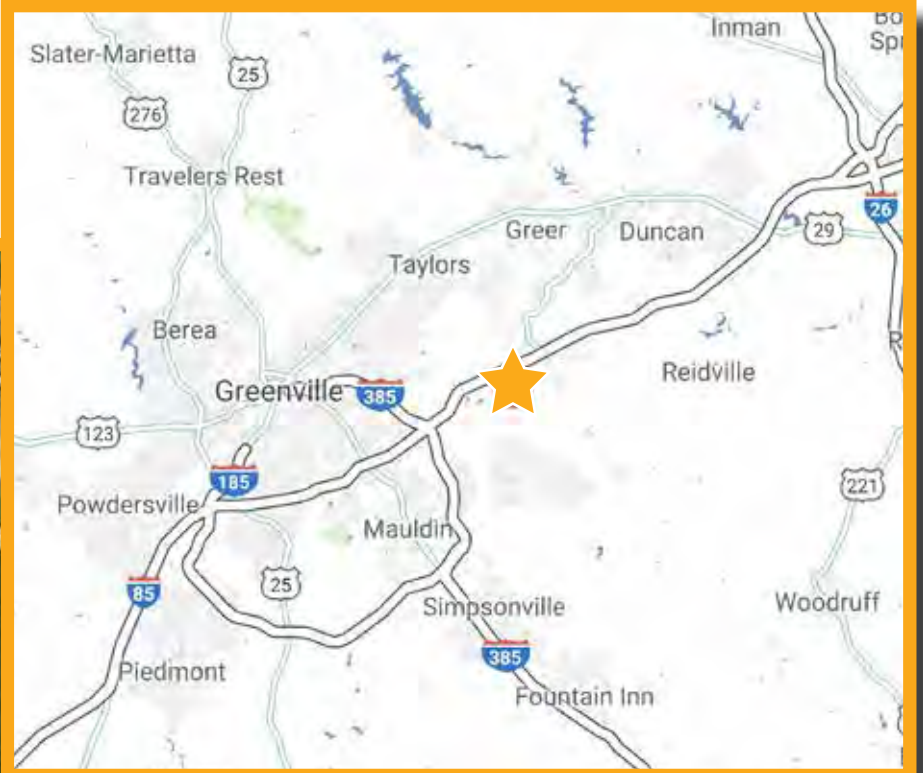
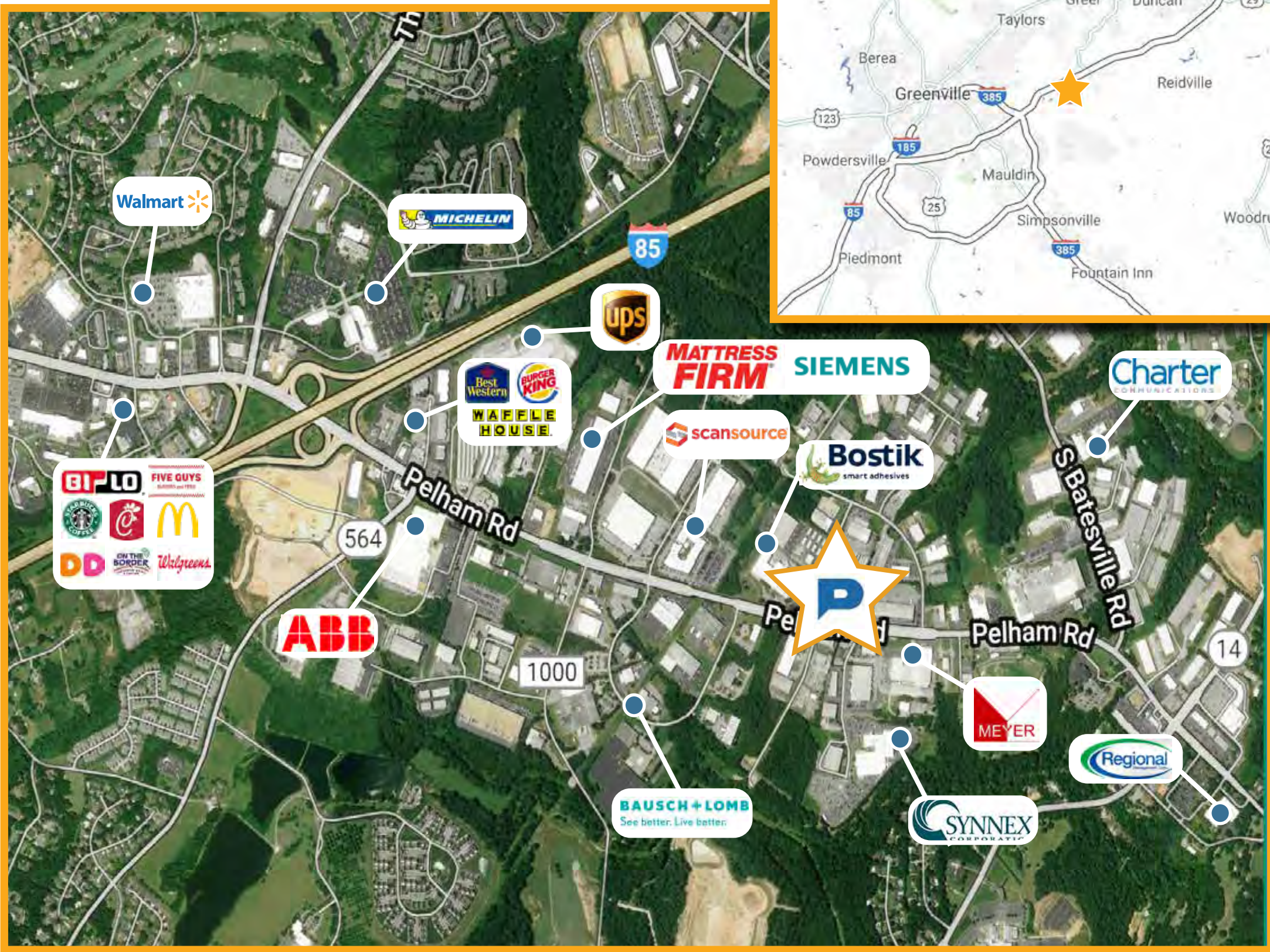


## CENTRALLY LOCATED OFFICE PARK

### DEMOGRAPHICS

		1 MILE	3 MILES	5 MILES
	2023 Population	1,937	45,378	125,816
	2023 Households	721	17,877	49,484
	2023 Household Income	\$145,018	\$138,358	\$126,725
	2023 Businesses	420	1,902	4,558
	2023 Daytime Population	11,458	56,338	155,902





# PELHAM AT HYLAND

CBRE

CONTACT US FOR MORE INFORMATION

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