



FOR SUBLEASE

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Colliers | South Carolina
32 E. Broad Street, Ste 400
Greenville, SC 29601
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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 is a great investment for businesses seeking a thriving and convenient location.



±19,500 VPD



1.2 Miles to I-385

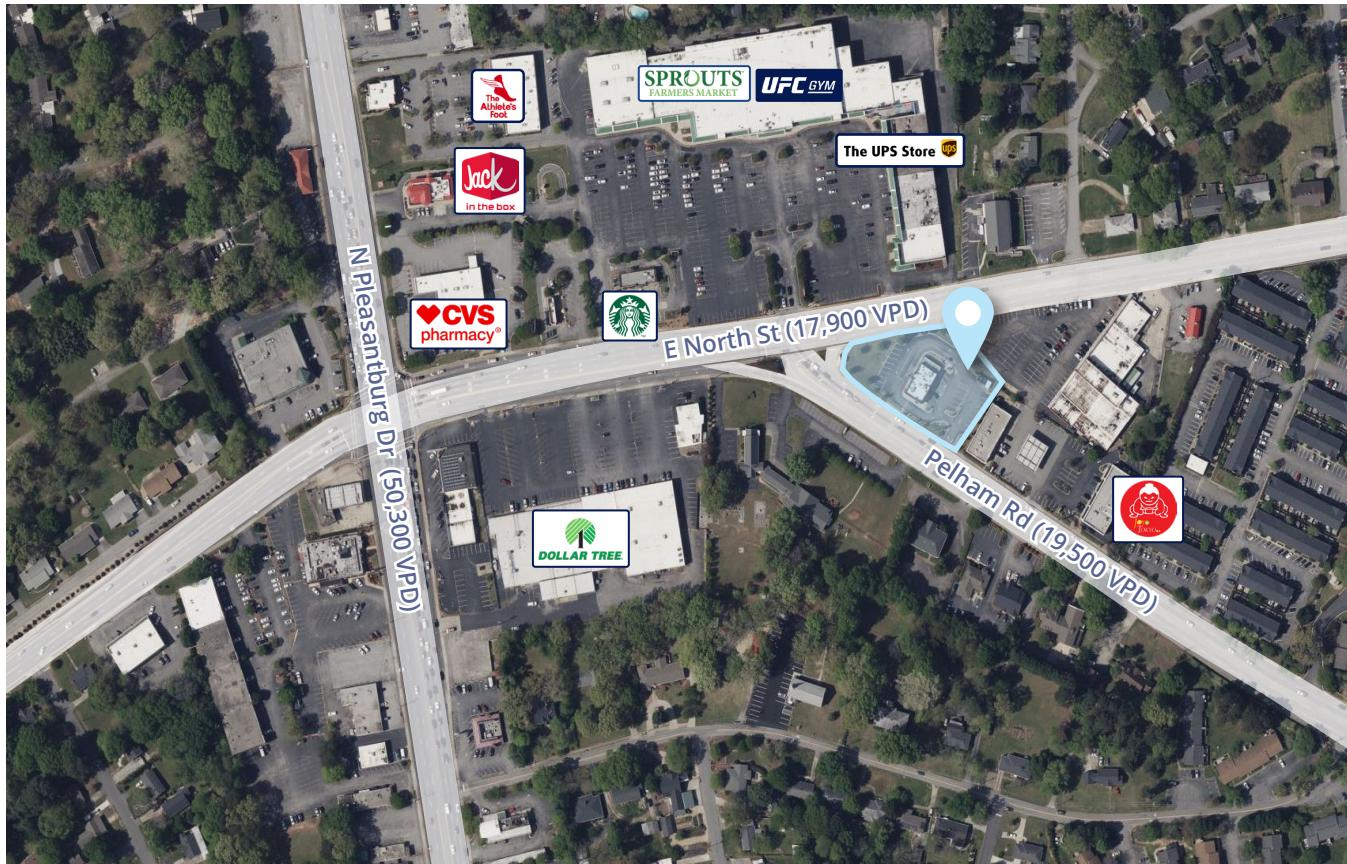


±3,037 SF

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Property Location

Street map



Demographics (5 miles)



Population
178,527



Average Household Income
\$102,210



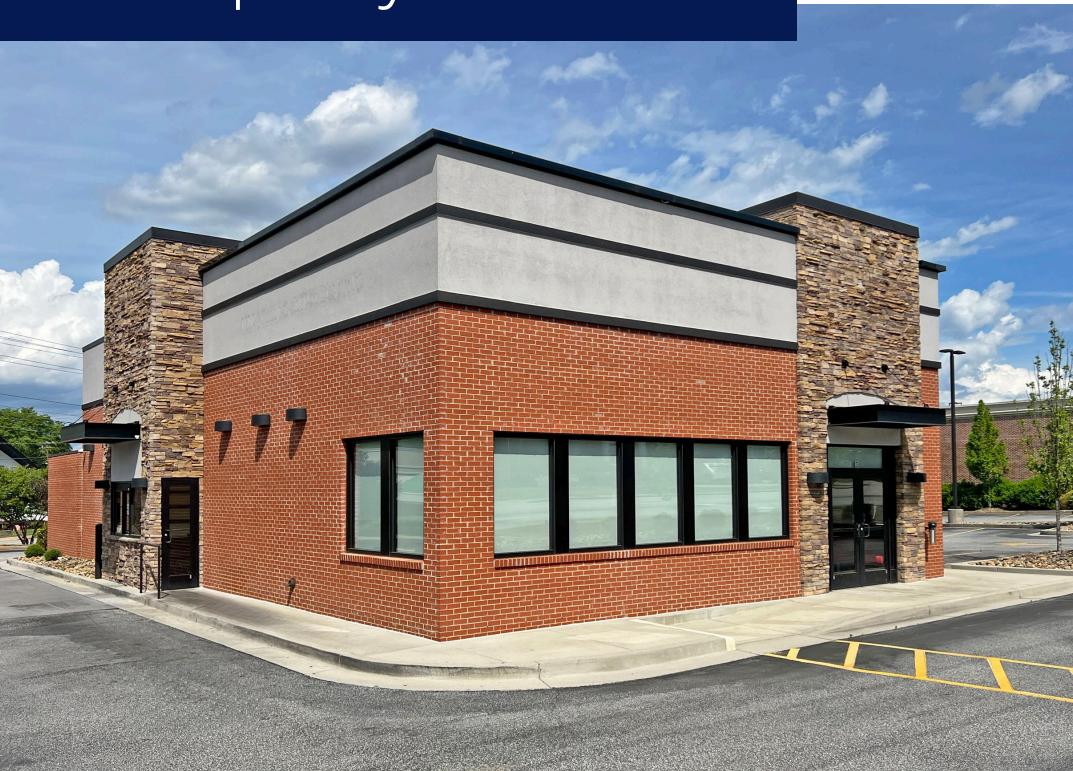
Median Age
37.8



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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