



FOR LEASE

430 Roper Mountain Rd

Greenville, SC 29615

Trent Johnson

Associate Broker

980.939.5541

trent@tbccre.com

The Burgess Company

37 Villa Road Suite 200

Greenville, SC 29615

864.672.6080

tbccre.com

The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.



Property Highlights

- Excellent regional location with immediate access to I-385, I-85, Woodruff Rd, Verdae Blvd, and Haywood Rd
- Fiber available
- Two professionally maintained multi-tenant office buildings
- Excellent visibility with immediate access to I-385 & I-85
- Parking Ratio: 5.6:1,000 SF
- Building Signage is available
- Zoned BG: City of Greenville
- TI allowance is available
- Includes roll up door and conditioned storage space

Offering Summary

Lease Rate:	\$14.00 SF/yr (NNN)
Number of Units:	11
Available SF:	5,500 SF
Lot Size:	178,333 SF
Building Size:	0 SF

Demographics

	1 Mile	3 Miles	5 Miles
Total Households	2,072	26,183	71,985
Total Population	3,413	51,629	159,986
Average HH Income	\$81,206	\$79,604	\$89,830

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Suite A Photos



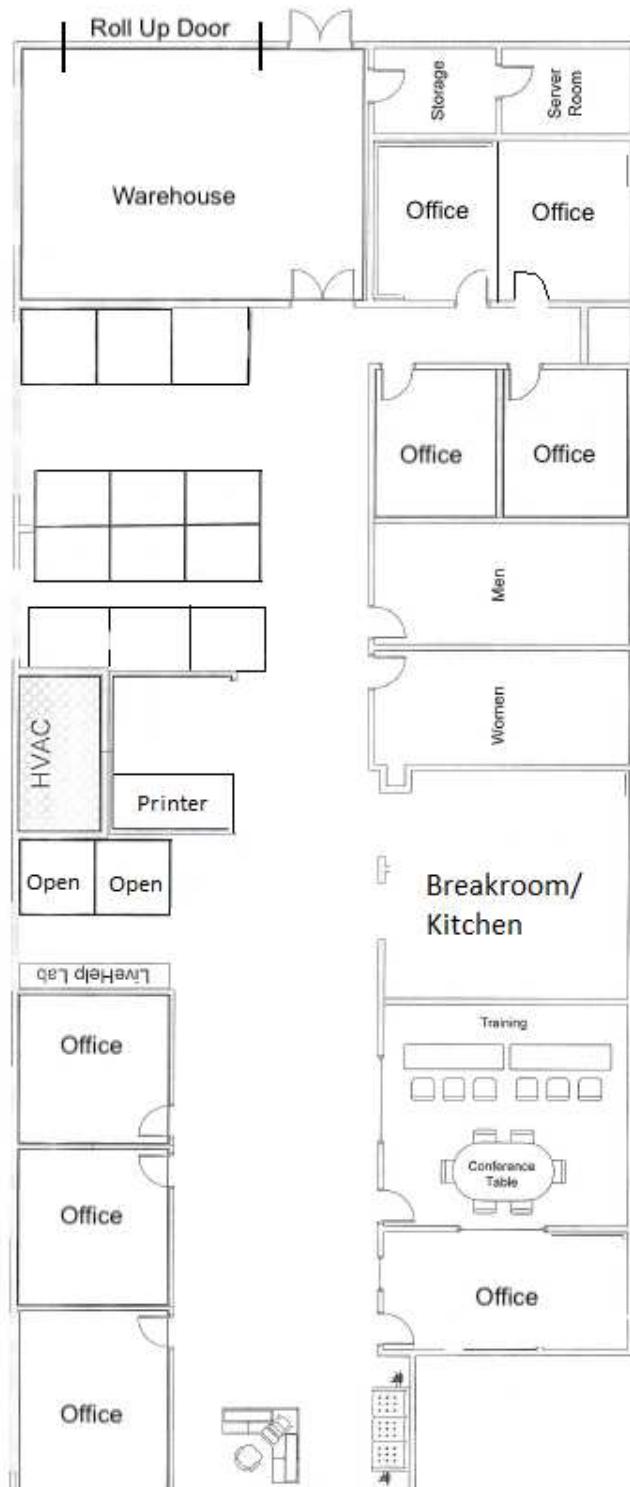
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Floor Plans



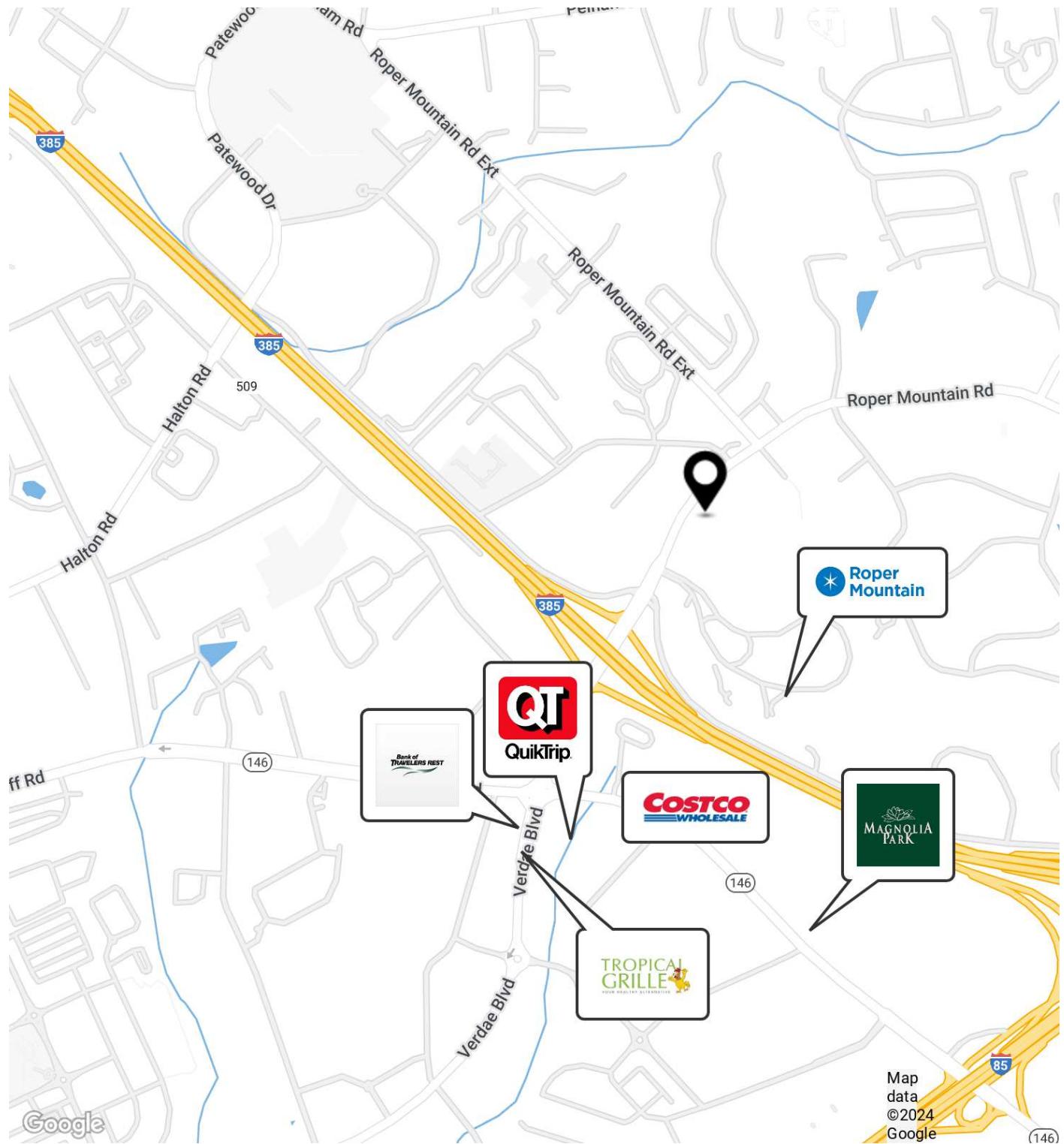
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Aerial Map



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Professional Background

Trent Johnson graduated from Furman University in 2015, where he was a 4-year member of the soccer team, majored in Business Administration, and most importantly met his wife. His family has called Greenville home since graduation and continues to plant their roots in the Upstate.

After 8+ years in B2B sales, Trent found a perfect blend for his interest in Greater Greenville Development and passion for building local relationships and joined the team at The Burgess Company. His family enjoys staying involved at their church, getting outside, and traveling. Trent is a South Carolina licensed real estate salesman and is specialized in commercial properties in and around the Greater Greenville area.

Education

Furman University - 2011-2015

Memberships

ICSC Member

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