FOR LEASE

5205 OLD BUNCOMBE RD. STE A1 • GREENVILLE, SC

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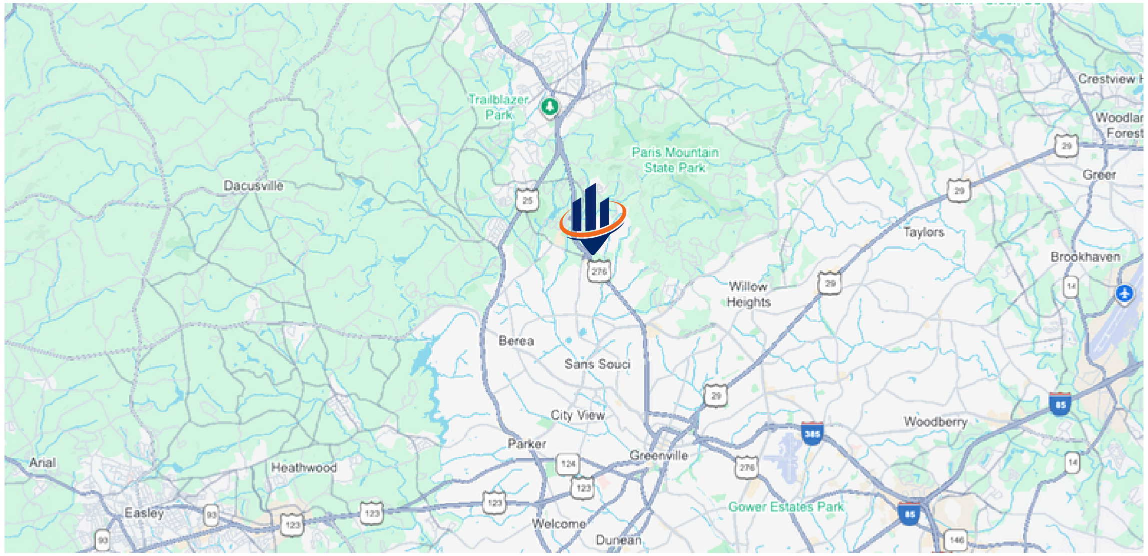
SVN PALMETTO

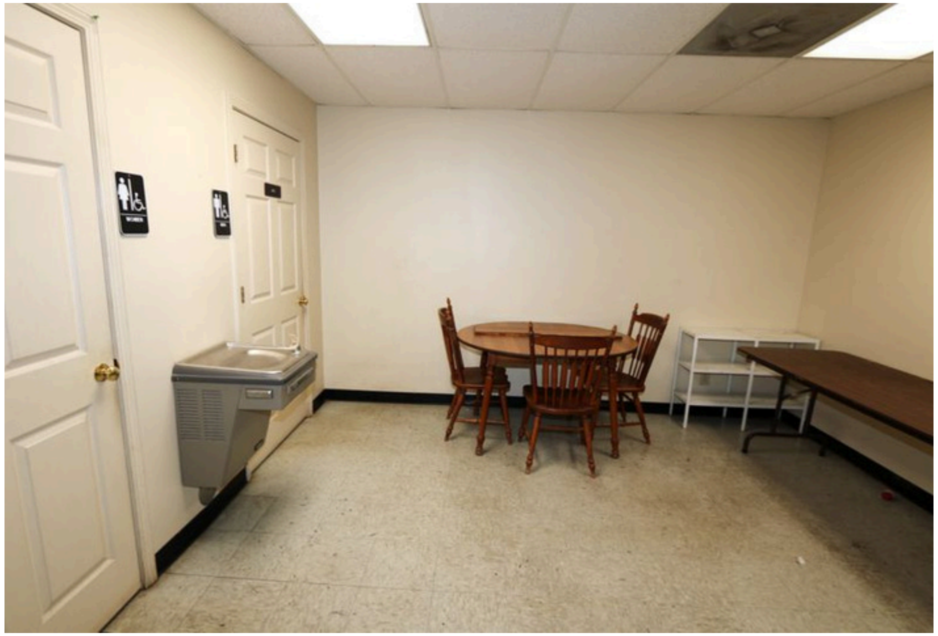
THE OPPORTUNITY

Lease rate

$11.00/SF+NNN

±5,140 SF warehouse sales area, with counter
±860 SF office area & 2 restrooms
Entire space heated & cooled
12'x14' drive-in door
Zoned Greenville County C2

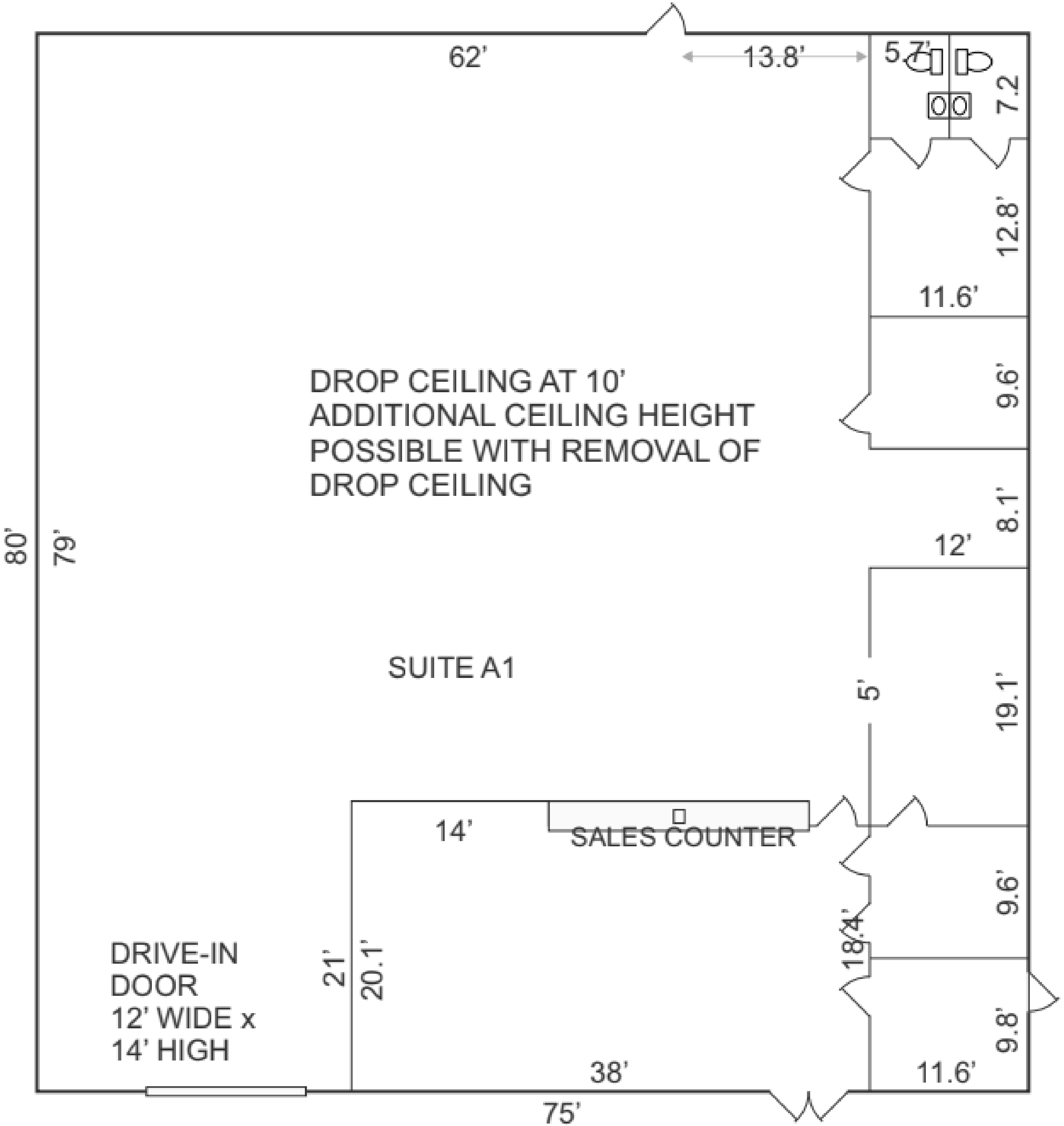






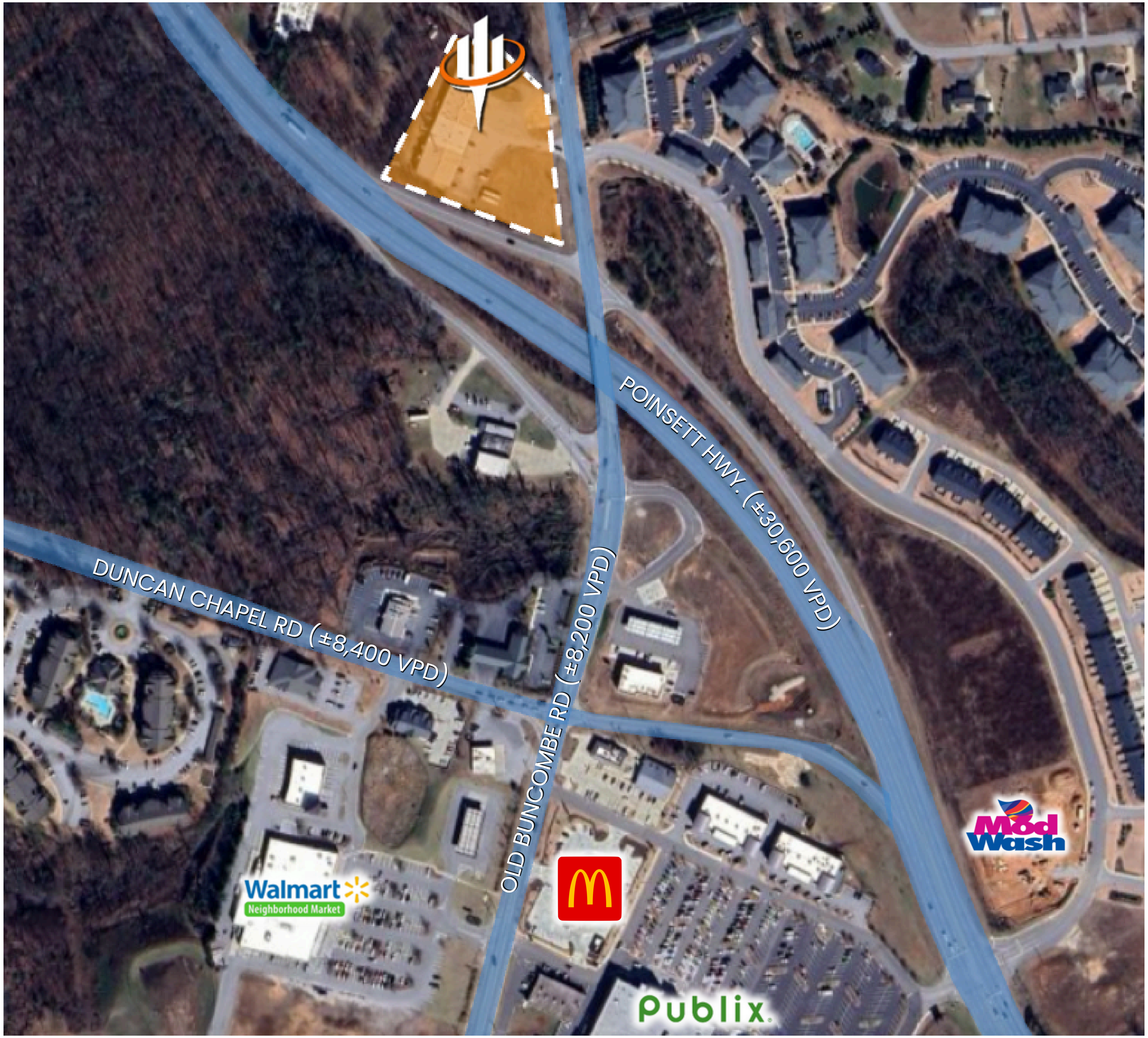


FLOOR PLAN



62'
13.8'
5.7'
7.2
12.8'
11.6'
DROP CEILING AT 10'
ADDITIONAL CEILING HEIGHT
POSSIBLE WITH REMOVAL OF
DROP CEILING
9.6'
8.1'
12'
80'
79'
SUITE A1
5'
19.1'
14'
SALES COUNTER
9.6'
18.4'
DRIVE-IN
DOOR
12' WIDE x
14' HIGH
21'
20.1'
9.8'
38'
11.6'
75'

RETAILER MAP



DEMOGRAPHICS

	1 MILE	5 MILES	7 MILES
2025 Population (Q2)	5,980	109,352	198,139
Avg HH Income	$90,360	$102,775	$104,685
Daytime Employees	944	41,099	93,361
Average Age	39.0	39.7	40.1
Median Home Value	$354,855	$420,491	$435,581
2029 Estimated Population	+2.8%	+2.8%	+2.8%

	8 Minutes	12 Minutes	4 Miles
2025 Population (Q2)	32,515	68,223	70,588
Avg HH Income	$91,342	$95,389	$98,465
Daytime Employees	5,294	14,553	14,630
Average Age	39.5	39.5	39.6
Median Home Value	$350,930	$373,810	$381,278
2029 Estimated Population	+2.3%	+2.7%	+2.5%

Source: SiteSeer Retail Data

Source: SCDOT Traffic Data

MARKET OVERVIEW

UPSTATE SOUTH CAROLINA

The Upstate is the region in the westernmost part of South Carolina, United States, also known as the Upcountry, which is the historical term. Although loosely defined among locals, the general definition includes the ten counties of the commerce-rich I-85 corridor in the northwest corner of South Carolina. This definition coincided with the Greenville–Spartanburg–Anderson, SC Combined Statistical Area, as first defined by the Office of Management and Budget in 2015.

The region's population was 1,647,112 as of 2020. Situated between Atlanta and Charlotte, the Upstate is the geographical center of the "Charlanta" mega-region.

After BMW's initial investment, foreign companies, including others from Germany, have a substantial presence in the Upstate; several large corporations have established regional, national, or continental headquarters in the area.

Greenville is the largest city in the region with a population of 72,227 and an urban-area population of 540,492, and it is the base of most commercial activity. Spartanburg and Anderson are next in population.

In fact, the Greenville-Spartanburg-Anderson MSA was ranked seventh in the nation by site consultants considering the top markets for economic development. Many financial institutions have regional offices located in downtown Greenville.

Other major industry in the Upstate is the healthcare and pharmaceuticals. Prisma Health System and Bon Secours St. Francis Health System are the area's largest in the healthcare sector, while the pharmaceutical corporation of Bausch & Lomb have set up regional operations alongside smaller recently developed local companies like IRIX Manufacturing, Incorporated and Pharmaceutical Associates. The Upstate is also home to a large amount of private sector and university-based research.

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