

FOR SALE | ±9,545 SF Retail Center

284 Rocky Creek Road

GREENVILLE, SOUTH CAROLINA 29615



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WILSON KIBLER

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PROPERTY SUMMARY

ADDRESS	284 Rocky Creek Rd, Greenville, SC 29601
PARCEL NUMBERS	0547030102007
ZONING	S-1
MUNICIPALITY	Greenville County
SITE SIZE	±1.348 AC
BUILDING SIZES	±9,545 Square Feet
YEAR BUILT	2008
CAR PARKING	28 Spaces
TENANT	Multi-Tenant
SPACE AVAILABLE	±1,900 SF - Suite A

INVESTMENT HIGHLIGHTS

\$1,950,000

PRICING

80%
LEASED

NNN
LEASES

PROPERTY SUMMARY

Retail Map | 9,545 SF Building | 1.348 AC



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TENANT DETAIL

Tail Lights Dogs



Tail Lights Dogs is a state-of-the-art dog training, dog daycare, enrichment, and dog boarding facility serving Greenville, South Carolina, and the Upstate. Their caring and certified trainers are what make the classes fun and enjoyable for all of their four-legged friends. Their team of dedicated trainers are passionate about creating a positive and enriching experience for every dog that walks through their door.

YEARS OPERATING 12 Years

WEBSITE taillightsdogs.com

SUITES Suites B,C,D,& E

SPACE SIZE ±7,654 SF

OCCUPIED Since 2017



Tail Light Dogs Suite B,C,D & E 7645 SF				
Year 1	7/1/2022 - 6/30/2023	\$11.50	\$7,326.45	\$87,917.40
Year 2	7/1/2023 - 6/30/2024	\$11.85	\$7,549.44	\$90,593.25
Year 3	7/1/2024 - 6/30/2025	\$12.20	\$7,772.42	\$93,269.00
Year 4	7/1/2025 - 6/30/2026	\$12.56	\$8,001.76	\$96,021.20
Year 5	7/1/2026 - 6/30/2027	\$12.94	\$8,243.85	\$98,926.30

MARKET OVERVIEW

Greenville County, South Carolina

LOCATION

Greenville County in South Carolina, located along the I-85 corridor, offers a strategic business location for expansion. It is well-connected to major cities like Atlanta and Charlotte, providing access to 70% of the country within a two-day reach.

BUSINESS CLIMATE

With more than 200 major manufacturers and 20 international companies in the County, Greenville County has a thriving business climate. Aside from being one of the most progressive and beautiful parts of the country, the Upstate provides an exceptional business climate for some of the world's leading companies. With generations of industrial experience and one of the nation's strongest workforces, the Upstate has an unparalleled track record in manufacturing excellence. ***So strong, in fact, that Upstate South Carolina has the highest international investment per capita in the United States.***

INVESTMENT IN SOUTH CAROLINA

In 2020, South Carolina won 126 economic development projects, accounting for \$4 billion in capital investment and 11,147 jobs. The money invested in 2020 was nearly double what the S.C. Department of Commerce posted for 2019. Mark Anthony Brewing Co.'s \$400 million investment in a new production facility in Richland County topped the annual investments.





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