



SALE

414b Pettigru Street

414B PETTIGRU STREET

Greenville, SC 29601

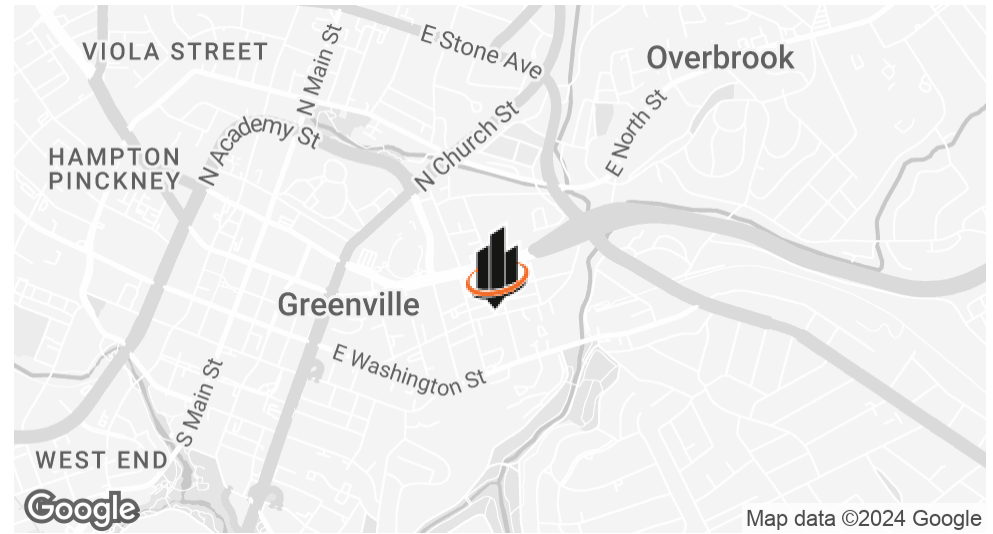
PRESENTED BY:

ROD SUAREZ

O: 864.637.9302

rod.suarez@svn.com

PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$562,500
BUILDING SIZE:	2,500 SF

PROPERTY DESCRIPTION

Introducing an exceptional opportunity in the heart of Greenville. This well-maintained 2,500 SF office building, constructed in 1991, offers a prime location within the vibrant Greenville area. With its modern design, versatile layout, and ample parking, the property presents an attractive proposition for business owners seeking a strategic asset in a dynamic market. The building's strong presence and functional interior spaces make it ideal for businesses looking to establish or expand their presence in this thriving business community. This property is poised to be a cornerstone for sustained growth and success in the flourishing Greenville market.

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PROPERTY DETAILS & HIGHLIGHTS

PROPERTY TYPE	Office
PROPERTY SUBTYPE	Office Building
BUILDING SIZE	2,500 SF
LOT SIZE	-
BUILDING CLASS	B
YEAR BUILT	1991
NUMBER OF FLOORS	2

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- - 2,500 SF modern office building
- - Constructed in 1991
- - Prime location in Greenville
- - Versatile and functional layout
- - Ample parking for tenants and visitors
- - Well-maintained and attractive curb appeal
- - Ideal for businesses seeking a prominent presence
- - Strong investment potential in a thriving market

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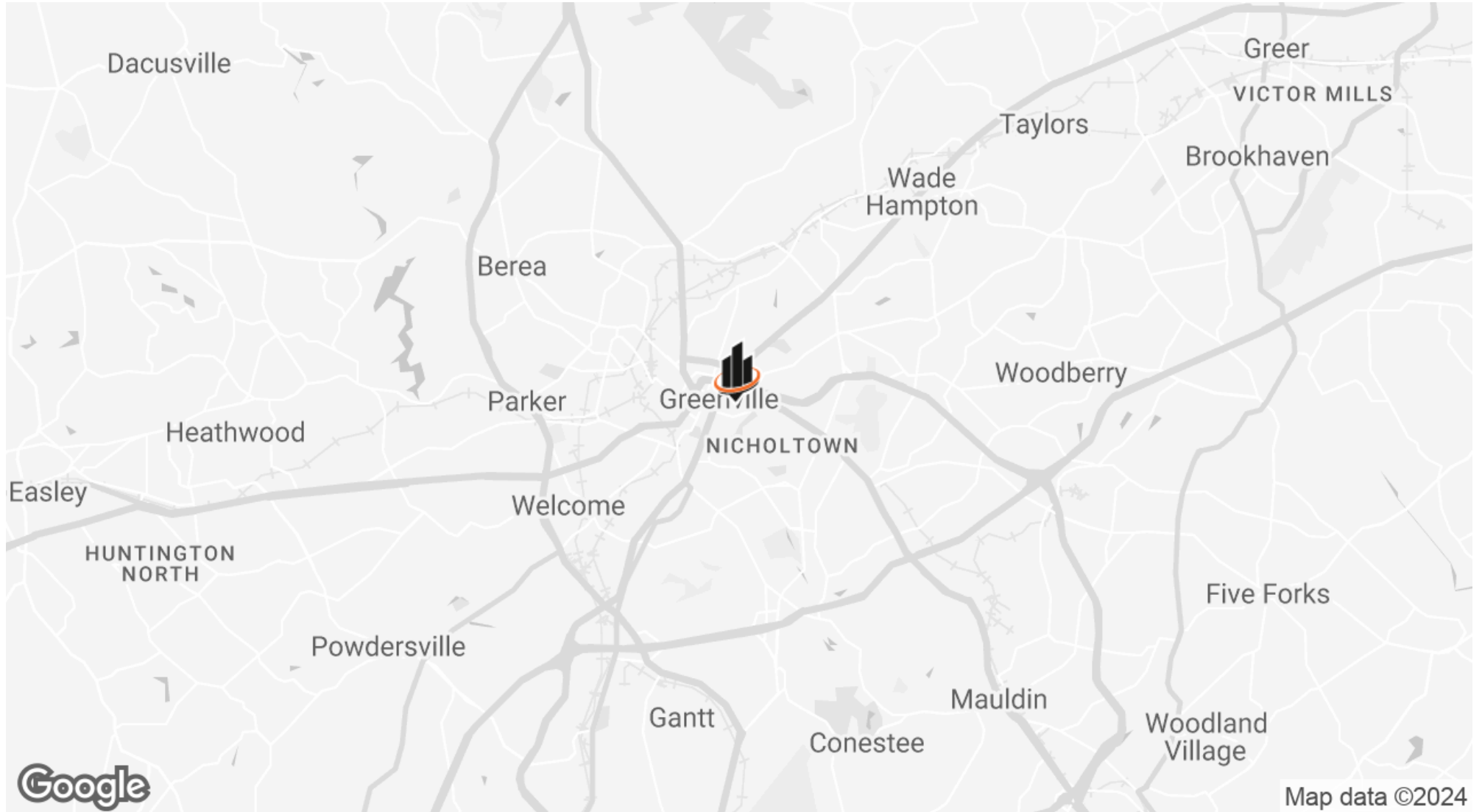
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ADDITIONAL PHOTOS



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LOCATION MAP



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DEMOGRAPHICS MAP & REPORT

POPULATION

0.3 MILES 0.5 MILES 1 MILE

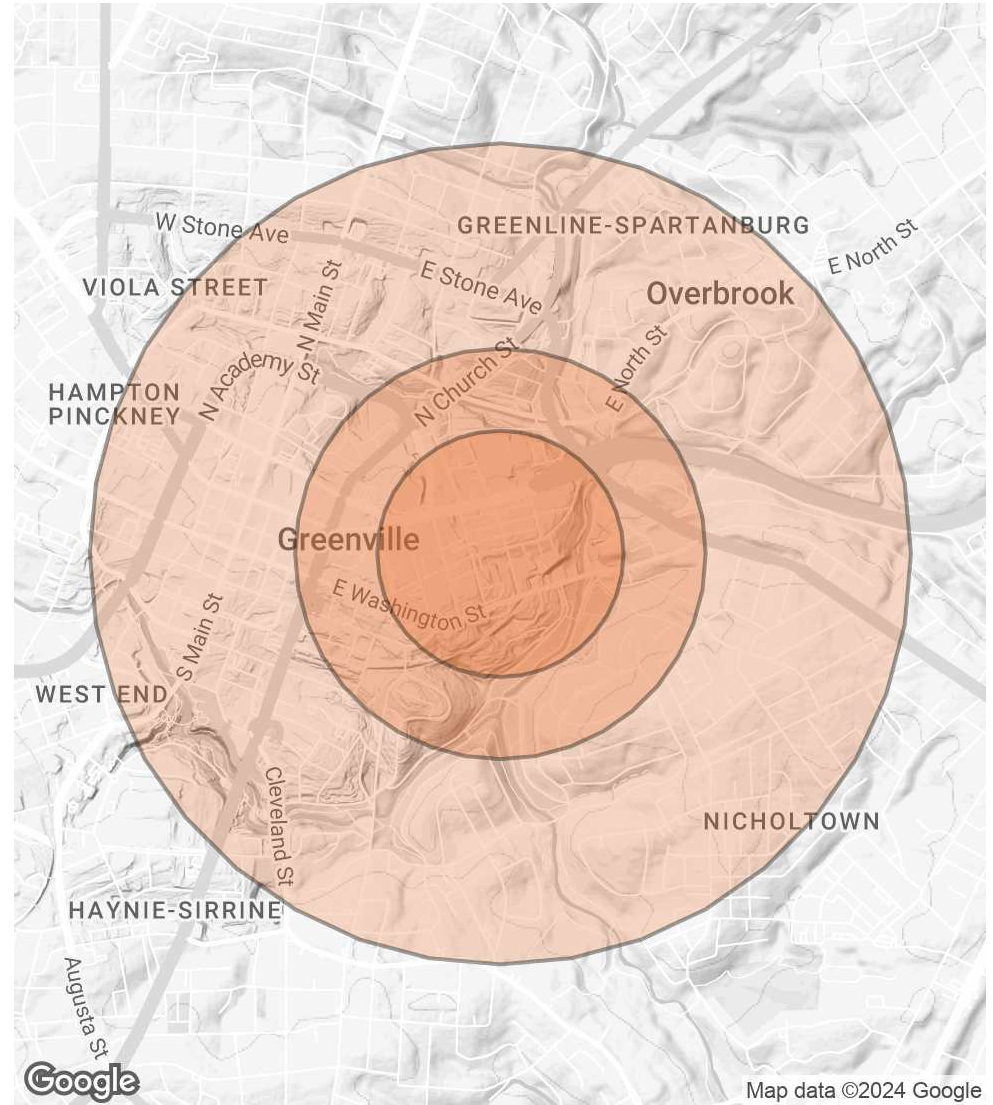
	0.3 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	907	2,300	10,590
AVERAGE AGE	39	40	41
AVERAGE AGE (MALE)	38	39	41
AVERAGE AGE (FEMALE)	39	40	42

HOUSEHOLDS & INCOME

0.3 MILES 0.5 MILES 1 MILE

	0.3 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	345	967	5,186
# OF PERSONS PER HH	2.6	2.4	2
AVERAGE HH INCOME	\$117,639	\$118,311	\$110,947
AVERAGE HOUSE VALUE	\$643,439	\$664,953	\$605,852

Demographics data derived from AlphaMap

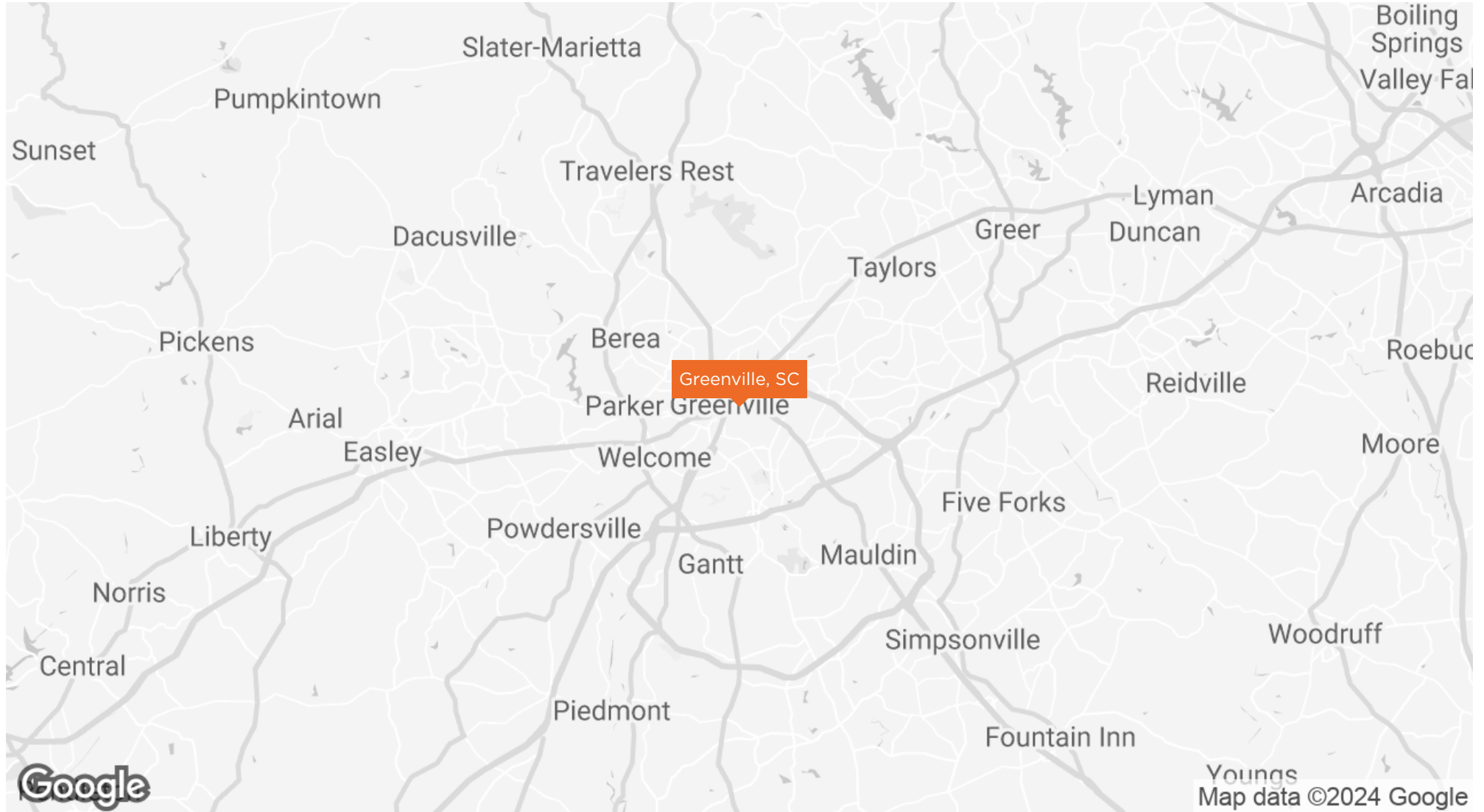


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REGIONAL MAP

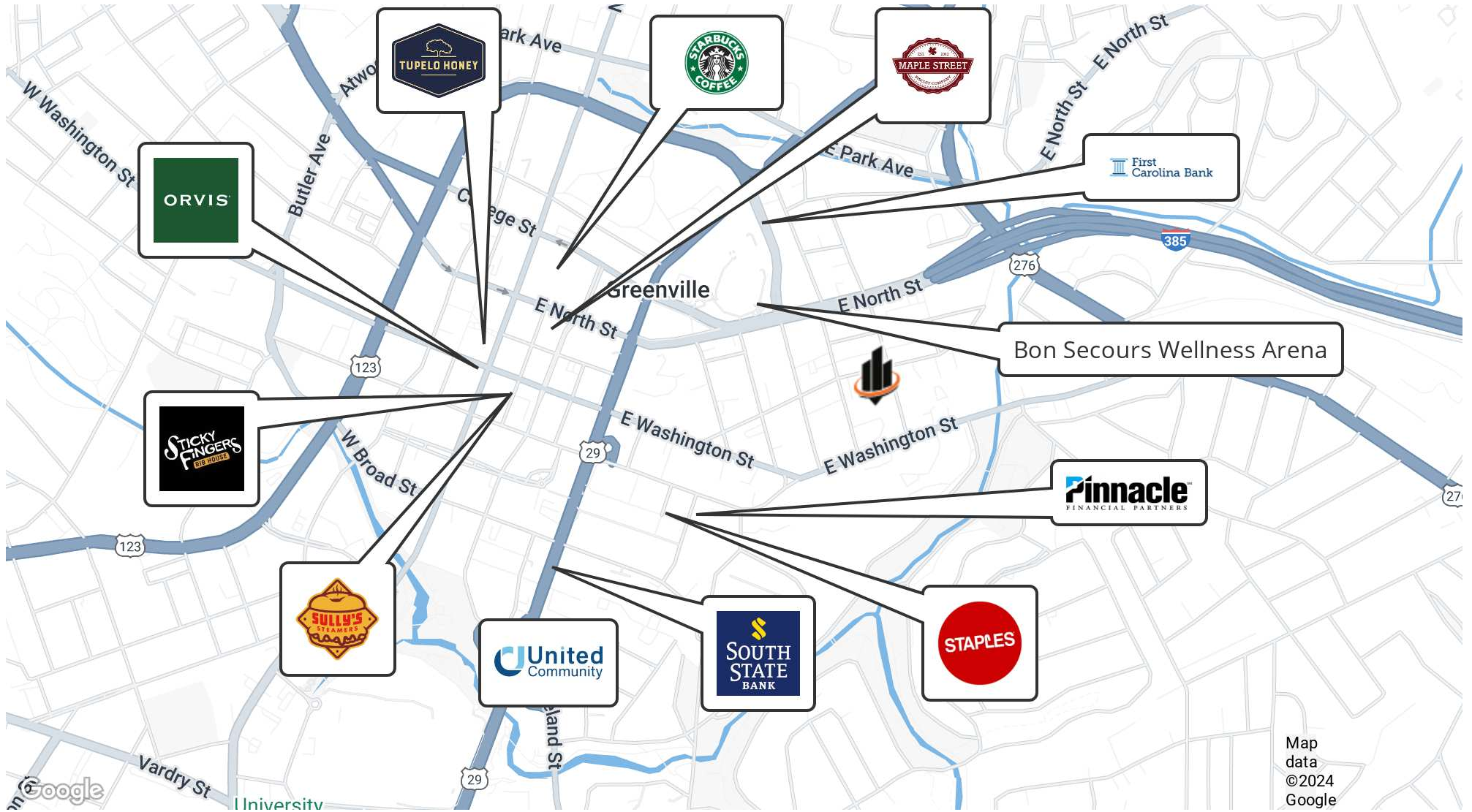


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RETAILER MAP



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414B PETTIGRU STREET | Greenville, SC 29601



SECTION 1

About Svn

The graphic features two stylized orbits, one above and one below the text. Each orbit consists of a solid outer line and a dashed inner line. At the center of each orbit is a small circle with a concentric ring and a central dot. The top orbit's central dot is orange, and the bottom orbit's central dot is blue.

SVN[®] core covenants

A company's core values provide clarity on what is truly important for organizational success, personal and professional conduct and what to expect from each other. At SVN our Core Covenants personify our values and culture, and differentiate us from the competition.

AS MEMBER OF THE SVN[®] SHARED VALUE NETWORK, WE EACH COMMIT TO DO THE FOLLOWING:

- 1 Create amazing value with my clients, colleagues and communities.
- 2 Cooperate proactively and place my clients' best interests above my own.
- 3 Include, respect and support all members of the commercial real estate industry.
- 4 Honor my commitments.
- 5 Personify and uphold the SVN brand.
- 6 Resolve conflicts quickly, positively and effectively.
- 7 Take personal responsibility for achieving my own potential.
- 8 Excel in my market area and specialty.
- 9 Focus on the positive and the possible.
- 10 Nurture my career while valuing the importance of family, health and community.

svn.com 185 Devonshire St, M102 Boston, MA 02110
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SVN BY THE NUMBERS



SVN[®] by the numbers



200+

Office Owners

2,200

Advisors & Staff

\$14.9B

Total value of sales & lease transactions

5

Global Offices & expanding

7+7

Core services & speciality practice areas

57M+

SF in properties managed

We believe in the power of **collective strength** to accelerate growth in commercial real estate. Our global coverage and amplified outreach to traditional, cross-market, and emerging buyers and tenants allows us to drive outsized success for our clients, colleagues, and communities. Our unique business model is **built on the power of collaboration and transparency and supported by our open, inclusive culture**. By proactively promoting properties and sharing fees with the entire industry, we build lasting connections, create superior wealth for our clients, and prosper together.

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SVN | BLACKSTREAM

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SECTION 2
Advisor Bios

ADVISOR BIO 1



ROD SUAREZ

Associate Advisor

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Direct: **864.637.9302** | Cell: **864.905.0448**

PROFESSIONAL BACKGROUND

Born and raised in Mexico City, Rod's journey to Greenville began more than two decades ago, coinciding with the region's remarkable growth. Today, he utilizes his unique perspective and deep-rooted relationships to drive successful business outcomes for his clients.

Starting his career in residential real estate sales, Rod's understanding of the property landscape is as vast as it is diverse. Recently, he strategically shifted his focus to commercial real estate. His decision was fueled by the rapid influx of businesses into the Greenville region, a trend he anticipates will continue to rise in the coming years.

In Greenville for over 20 years, Rod's personal and professional relationships have not only enriched his life but also played an instrumental role in his career success. He is deeply connected with the community, embracing its transformation over the years, and actively participating in its future growth. In Rod Suarez you find a local expert with international roots, a strategic problem solver with a keen eye for opportunities, and a committed partner with a firm belief in the power of relationships.

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