



# NEW MIXED-USE OFFICE/RETAIL FOR LEASE ±840-11,000 SF

COMMERCIAL REAL ESTATE SALES, LEASING, & INVESTMENTS

500 E. North St. | Suite F | Greenville, SC 29601

2702 PELHAM ROAD  
GREENVILLE, SC 29615

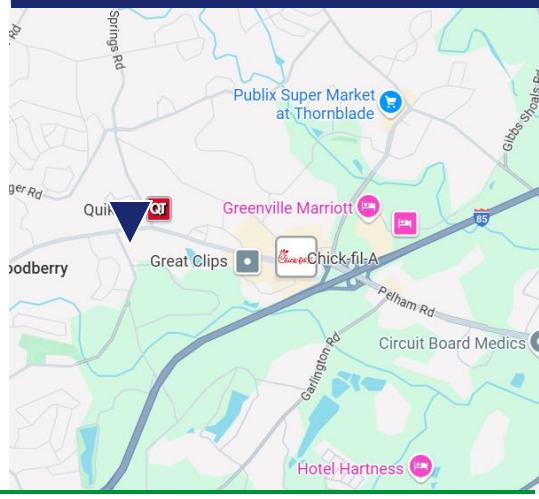


DISTRICT  EASTSIDE

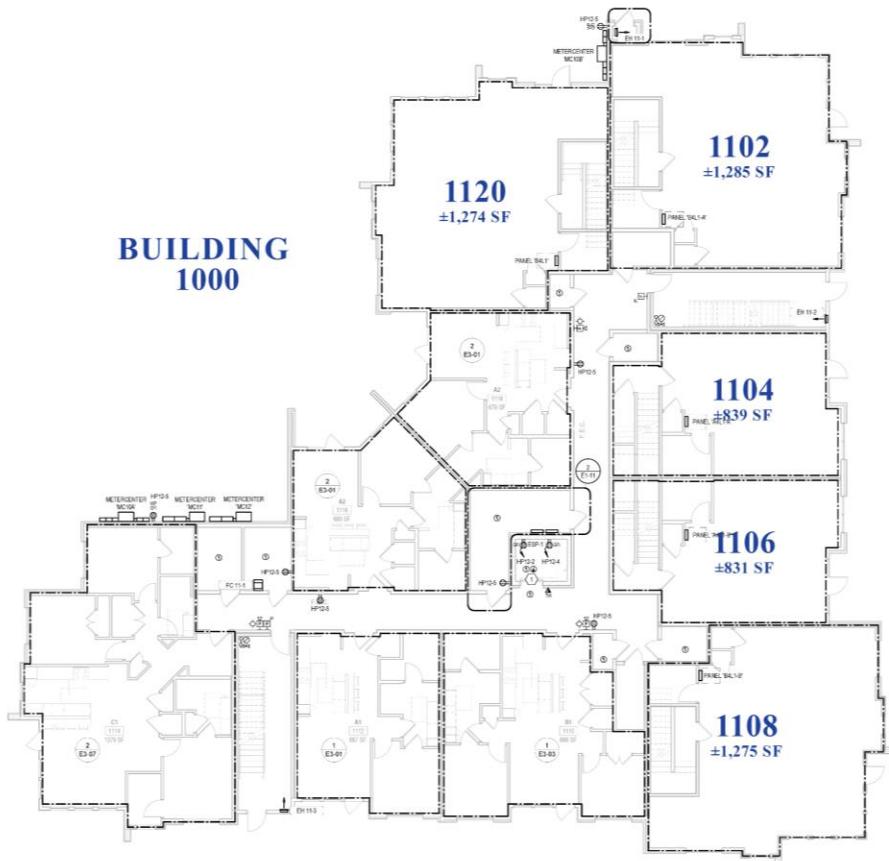
LEASE RATE:

- Rare small suite opportunities: ±830-11,000 SF
- New mixed-use suites | brand-new construction
- Adjacent suites can be combined
- Located off I385 on Pelham Road
- Central location with large residential presence nearby
- +260 on-site apartments
- Exterior signage available
- Located at a lighted intersection for easy access
- Contact broker for pricing

## CONTACT AGENT



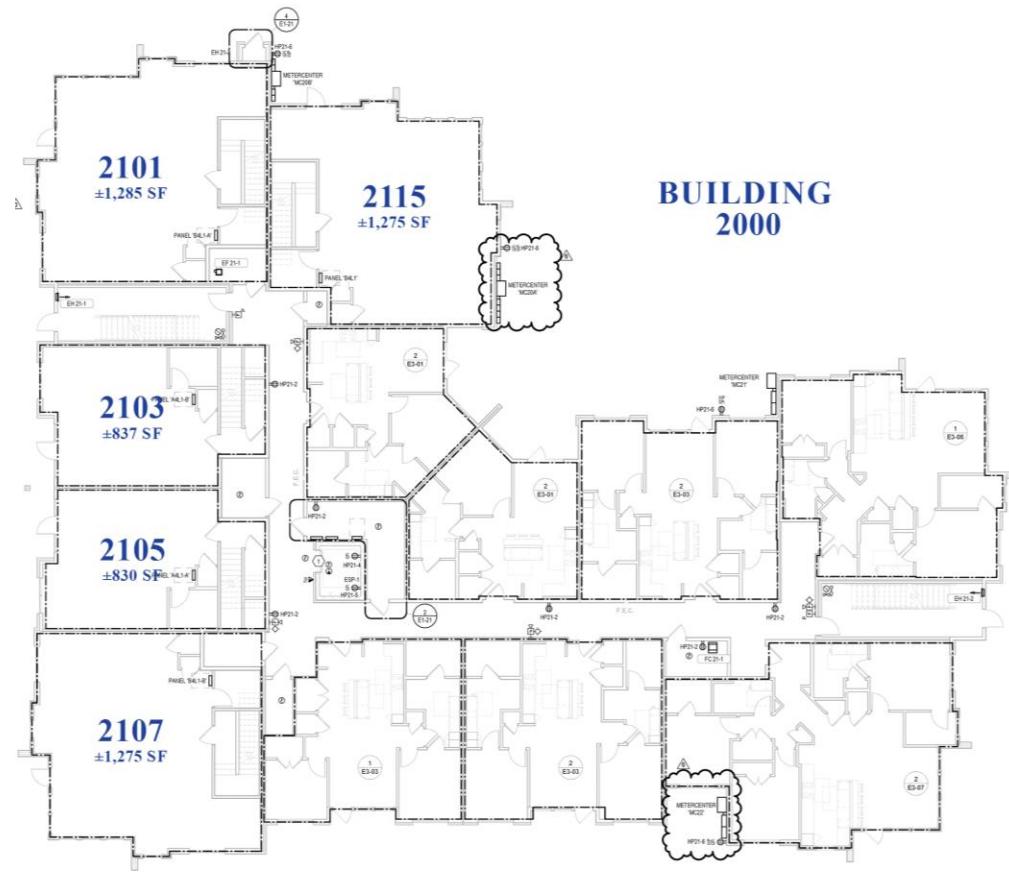
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**BUILDING 1000**

1102	± 1,285 SF
1104	± 839 SF
1106	± 831 SF
1108	± 1,275 SF
1120	± 1,274 SF

**BUILDING 2000**

2101	± 1,285 SF
2103	± 837 SF
2105	± 830 SF
2107	± 1,275 SF
2115	± 1,275 SF



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District Eastside offers the perfect blend of suburban tranquility and city convenience. Located at a prime location on Pelham Road minutes from dining, shopping, and entertainment with easy access to I-85 and I-385, it really is in the heart of everything on the Eastside.

The Pelham Road exit is a one stop shop and is located near major employers like Prisma Health, BMW, and Michelin.

## NEARBY ATTRACTIONS

District Eastside is located only  $\pm 0.5$  miles from the new development, Backyard at Pelham.

Steps away is a new 30,000 SF destination for dining, entertainment and shopping.

The development will feature tenants like Biscuit Belly, Seasons, Handel's Homemade Ice Cream, SWTHZ – Contrast Therapy Studio, Indigo Kitchen and Chicken Coops.

Backyard at Pelham is expected to open in Fall 2026.





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## Income

	1 mile	3 miles	5 miles
Avg Household Income	\$111,456	\$108,930	\$104,213
< \$25,000	327	2,339	6,496
\$25,000 - 50,000	740	4,283	12,059
\$50,000 - 75,000	434	3,810	10,734
\$75,000 - 100,000	287	2,932	8,734
\$100,000 - 125,000	323	2,938	6,377
\$125,000 - 150,000	230	2,164	5,318
\$150,000 - 200,000	164	2,081	6,151
\$200,000+	497	2,747	6,371

## Population

	1 mile	3 miles	5 miles
2020 Population	7,179	55,607	144,084
2024 Population	7,173	56,021	150,384
2029 Population Projection	7,842	61,333	165,706
Annual Growth 2020-2024	0%	0.2%	1.1%
Annual Growth 2024-2029	1.9%	1.9%	2.0%
Median Age	41	40.6	38.7
Bachelor's Degree or Higher	53%	52%	47%
U.S. Armed Forces	2	58	137

## Households

	1 mile	3 miles	5 miles
2020 Households	3,000	23,100	59,620
2024 Households	3,001	23,295	62,239
2029 Household Projection	3,286	25,536	68,658
Annual Growth 2020-2024	0.4%	0.7%	1.4%
Annual Growth 2024-2029	1.9%	1.9%	2.1%
Owner Occupied Households	1,948	15,968	42,174
Renter Occupied Households	1,338	9,568	26,484
Avg Household Size	2.3	2.4	2.4
Avg Household Vehicles	2	2	2
Total Specified Consumer Spe...	\$100.6M	\$799M	\$2.1B

## Population By Race

	1 mile	3 miles	5 miles
White	5,311	41,214	108,181
Black	732	5,880	17,311
American Indian/Alaskan Native	6	40	154
Asian	480	3,734	8,539
Hawaiian & Pacific Islander	1	4	4
Two or More Races	643	5,149	16,195
Hispanic Origin	457	3,902	12,633

## Housing

	1 mile	3 miles	5 miles
Median Home Value	\$343,957	\$323,859	\$285,778
Median Year Built	1989	1990	1992