

SC GREENVILLE GARLINGTON



I-85 & PELHAM ROAD, GREENVILLE, SC 29615



OFFERING SUMMARY

County	Greenville
Available SF	1.52 - 8.22 Acres
Lease Rate	Contact Broker for Details
Lot Size	50.0 Acres
Building Size SF	300,000
Zoning	Commercial
Traffic Count	130,600
Traffic Street	I-85
Average HH Income (5 Miles)	\$86,921

PROPERTY HIGHLIGHTS

- Entertainment and mixed-use development zoned for Restaurant, Hotel, Industrial and Entertainment
- Anchored by Topgolf, a global sports entertainment community and the first in the state of South Carolina with over 400,000 annual visits expected
- Located across Pelham Road from Michelin, only 3 exits South of BMW Manufacturing and 2 exits South of GE
- Traffic counts exceed 130,600 AADT on Highway 85 and 25,800 AADT on Pelham Road
- Located along Pelham Road's Major Retail Corridor
- Strategic regional position along the booming I-85 corridor between Atlanta and Charlotte
- I-85/385 Gateway Project: An estimated 5 year \$231 million road improvement project surrounding the property, making it the 2nd largest transportation project in SC history

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AVAILABLE

LEASED/UNDER CONTRACT

