

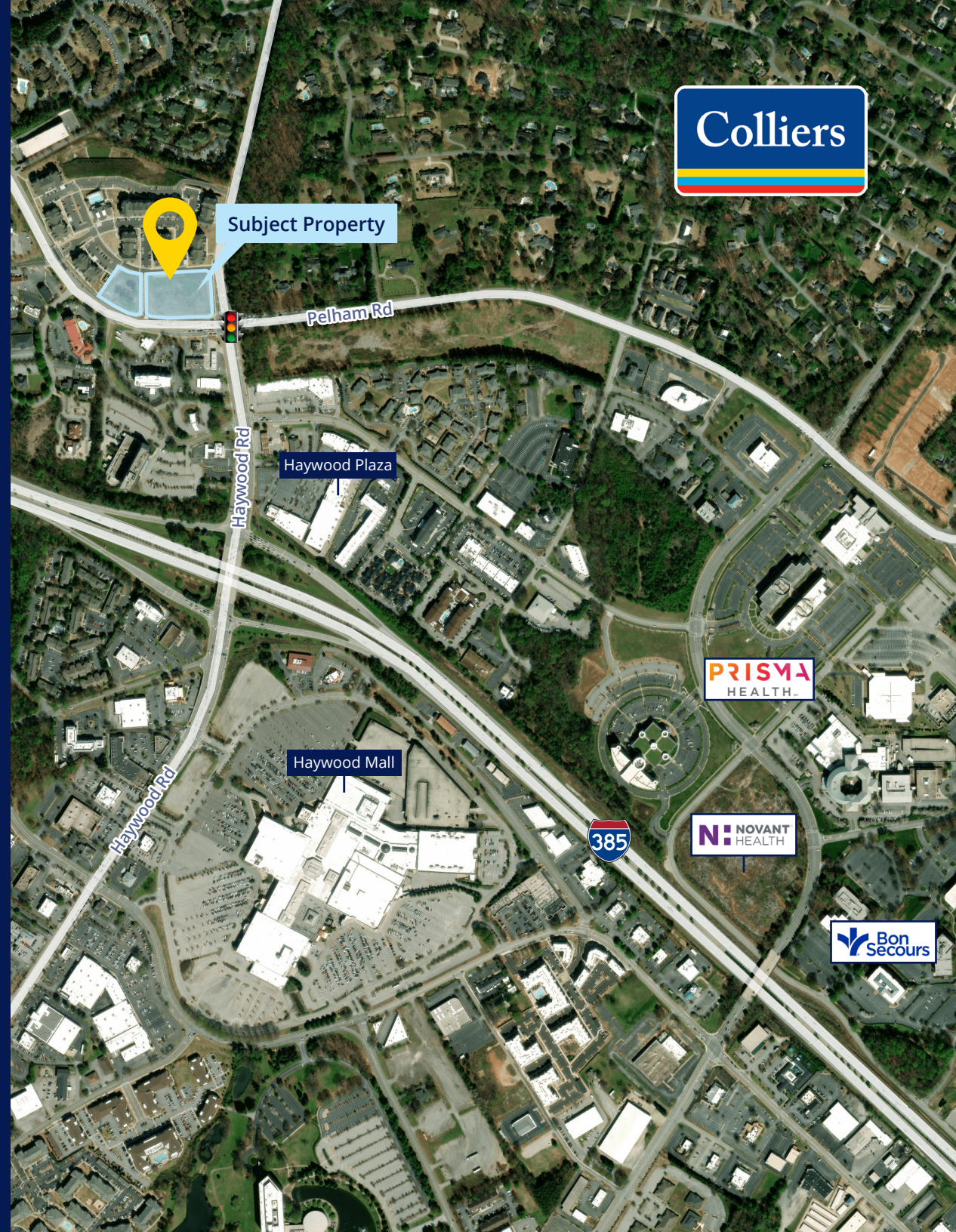
GROUND LEASE OR
BUILD-TO-SUIT

±3.75-Acre
Development
Opportunity in
Prime Location

Pelham Rd at Haywood Rd
Greenville, SC 29607

CONTACT

Frank Hammond, ccim
Shareholder
+1 864 527 5451
frank.hammond@colliers.com



Property Details

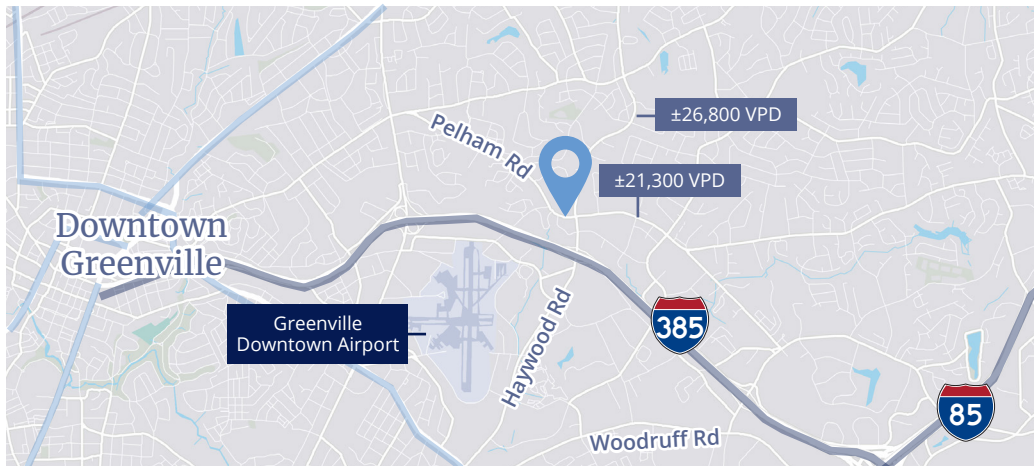
Pelham Rd at Haywood Rd, Greenville, SC

This prime development opportunity is located at the corner of Pelham and Haywood Roads at the highest elevation point in the City of Greenville. The ±3.75-acre site is available for ground lease or build-to-suit, and is positioned along one of Greenville's most visible corridors, providing signalized access with excellent visibility. The site is minutes from Greenville's largest shopping mall and is easily accessible to I-385 and I-85.

Highlights

- ±3.75 acres
- City of Greenville
- Zoned PD
- High Traffic Volume
- Signalized access
- Highest elevation in the City
- Tax Map #s: 0278000200302 & 0278000200303

Location Map



Area Demographics 2025



Population

1 mile: 6,250
3 miles: 64,891
5 miles: 184,728



Daytime Population

1 mile: 20,538
3 miles: 107,890
5 miles: 263,576



Households

1 mile: 3,574
3 miles: 30,372
5 miles: 83,408



Avg. Household Income

1 mile: \$74,375
3 miles: \$125,197
5 miles: \$119,677



Projected 2028 Population

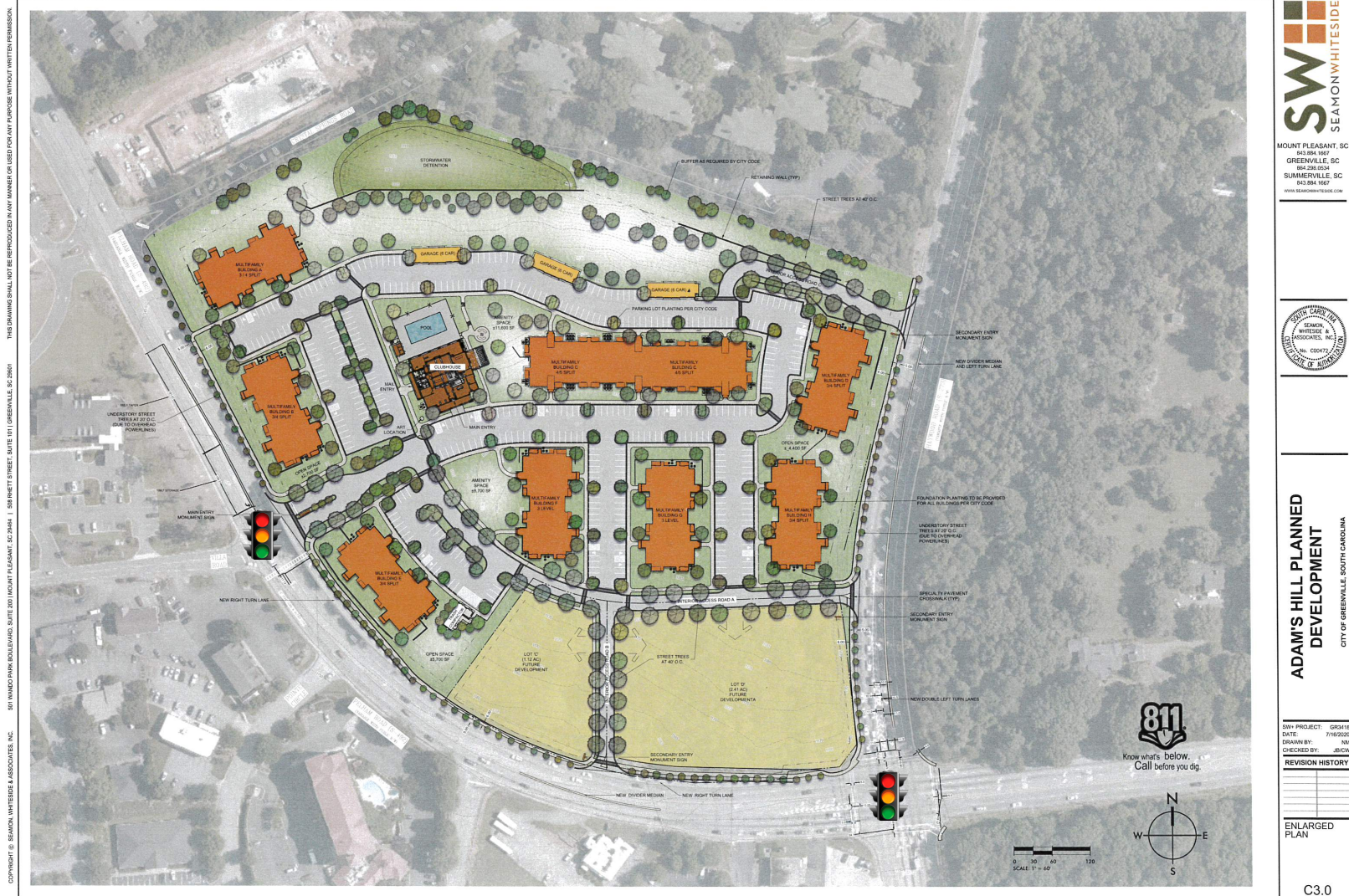
1 mile: 6,613
3 miles: 68,955
5 miles: 197,975

Colliers | South Carolina
32 E Broad St - Ste 400
Greenville, SC 29601
+1 864 297 4950



Copyright © 2025 Colliers International. Information herein has been obtained from sources deemed reliable, however its accuracy cannot be guaranteed. The user is required to conduct their own due diligence and verification.

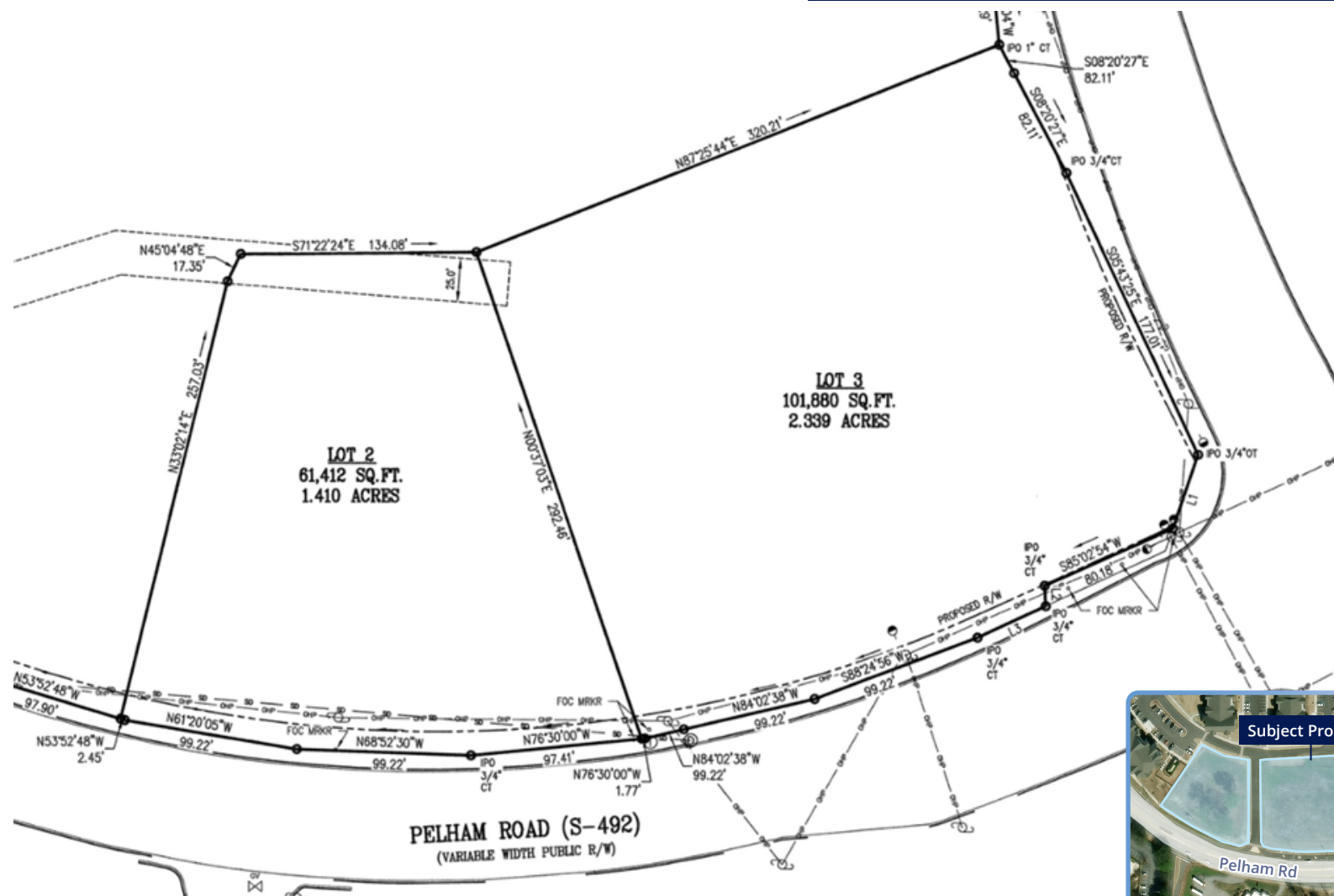
Frank Hammond, CCIM
Shareholder
+1 864 527 5451
frank.hammond@colliers.com



Colliers | South Carolina
32 E Broad St - Ste 400
Greenville, SC 29601
+1 864 297 4950



Property Site Plan



Frank Hammond, ccim
Shareholder
+1 864 527 5451
frank.hammond@colliers.com

Colliers | South Carolina
32 E Broad St - Ste 400
Greenville, SC 29601
+1 864 297 4950

