



FOR LEASE

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Second-Generation QSR Opportunity

3 Pelham Road | Greenville, SC

Strategically positioned at the intersection of Pelham Road and E North Street in Greenville, SC, this move-in ready opportunity presents an ideal setting for fast-food or retail establishments. Located in a dense commercial area, this site provides optimal visibility and accessibility. With a combined daily traffic count of ± 37,400 vehicles per day and close proximity to major thoroughfares such as I-385, this a great investment for businesses seeking a prominent location.



±37,400 VPD



1.2 Miles to I-385



±3,037 SF

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3 Pelham Road | Available

Property Location

Street map



Demographics (5 miles)



Population
178,527



Average Household Income
\$102,210



Median Age
37.8



Total Housing Units
85,452

3 Pelham Road | Available

Property Photos





Property Details

Address:	3 Pelham Road
Location:	Greenville, South Carolina 29615
Size:	±3,037 SF on ±1.12 acres
Lease Type:	Sublease or Lease
Parking:	20 surface spaces
Ideal Use:	QSR, local restaurant, freestanding retail/office
Subdivisible:	Potential to be subdivided based on tenant's need
Accessibility:	Two points of ingress/egress
Utilities:	All on site
Drive-Thru	Drive-thru window in place
Notes:	Parcel #0279000100103

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