

PELHAM ROAD

3535



LEE & ASSOCIATES  
COMMERCIAL REAL ESTATE SERVICES



for lease  
±4,000 SF

# OFFICE SPACE

- Space can be Divided
- Second Story Unit
- 9 Private Offices
- 2 Conference Rooms
- Lobby
- Break Room

\$13.95/SF NNN



**PARKING**  
AMPLE FREE  
PARKING



**ZONING**  
POD; PLANNED  
OFFICE DISTRICT



**INTERSTATE 85**  
LESS THAN 1 MILE  
TO I-85



**COUNTY**  
GREENVILLE  
COUNTY; NOT IN  
CITY LIMITS

contact:

**Darath Mackie, CCIM**  
Vice President  
864.337.1543  
dmackie@lee-associates.com

**Chris Schwab**  
Vice President  
512.968.1252  
cschwab@lee-associates.com



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ASSOCIATES

LeeUpstate.com | 864.704.1040

# the property

PROPERTY NAME	EastPark at Pelham
TYPE	Office
TOTAL BUILDING SF	8,000 SF
TOTAL AVAILABLE SF	4,000 SF
SUITES AVAILABLE	201 & 202
TAX MPA #	TM0533250100600
COUNTY	Greenville
CITY LIMITS	No
ZONING	POD
YEAR BUILT	2002
CONSTRUCTION TYPE	Masonry
SIGNAGE	Yes
PARKING	Ample
RESTROOMS	Yes
UTILITIES	Yes
SUBMARKET	Greenville County
# OF OFFICES	9
CONFERENCE ROOMS	2
BREAK ROOMS	1
RECEPTION AREAS	1

The office space at 3535 Pelham Road, **part of the prestigious Eastpark at Pelham development**, represents a **prime leasing opportunity** for businesses seeking a distinguished location in Greenville, SC. This second-story unit, encompassing approximately 4,000 square feet across Suites 201 & 202, is set in a building totaling 8,000 square feet, constructed in 2002 with robust masonry. The property, which is not confined within city limits but rather enjoys the strategic and accessible locale of Greenville County, is zoned POD, making it versatile for various professional office uses.

This offering comes with ample parking to accommodate both staff and visitors, alongside available signage options to enhance business visibility. **The office layout is thoughtfully designed**, featuring nine private offices, two spacious conference rooms for collaborative meetings, a welcoming reception area, and a break room for downtime and meals. Furthermore, the **space boasts the flexibility to be divided**, catering to specific business size and needs, thereby offering an adaptable solution for potential tenants. This leasing opportunity, with its comprehensive amenities and strategic location, is **an ideal choice for businesses aiming to establish or expand their presence in Greenville County.**

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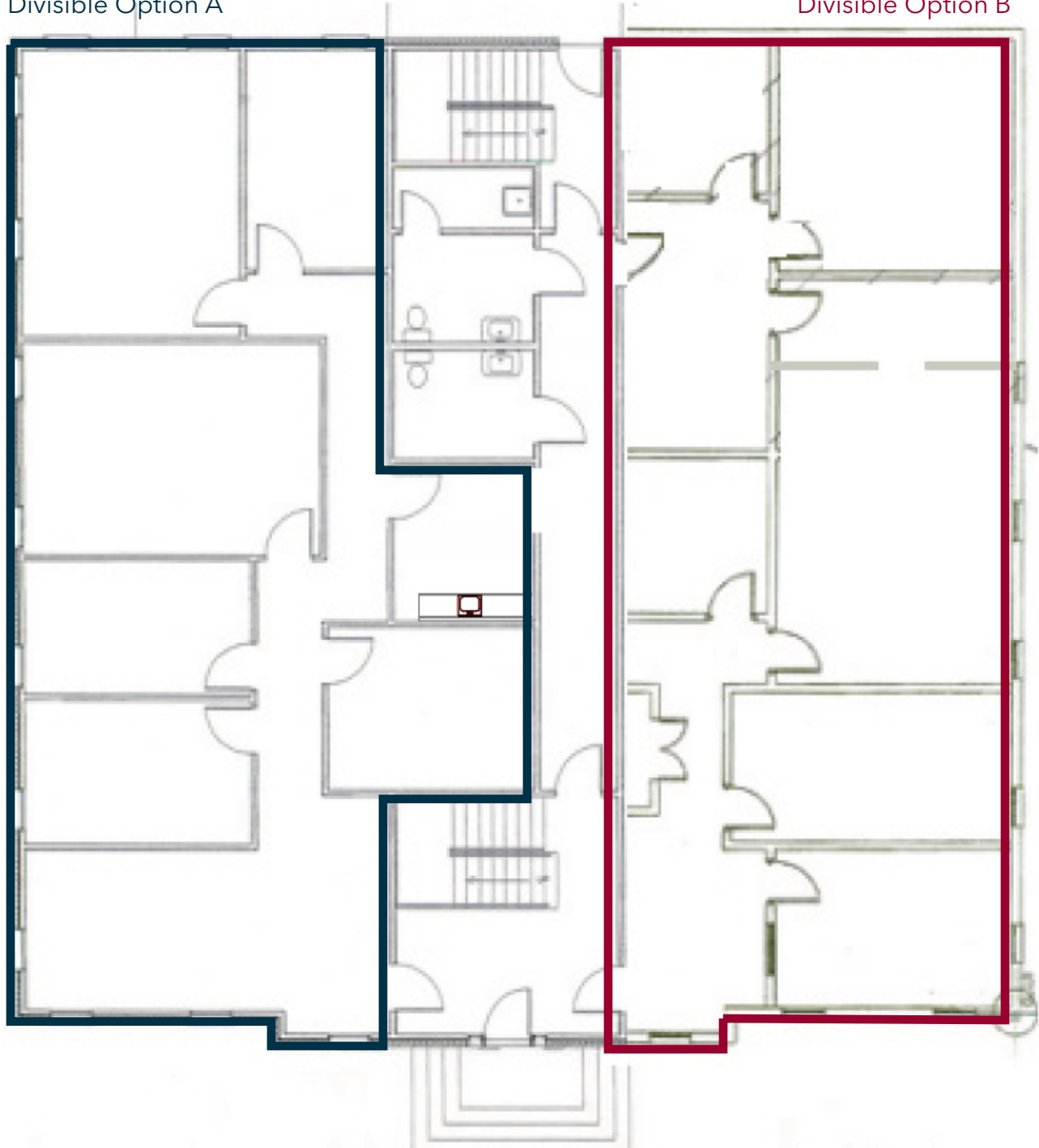


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Divisible Option A

Divisible Option B



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# *the location*



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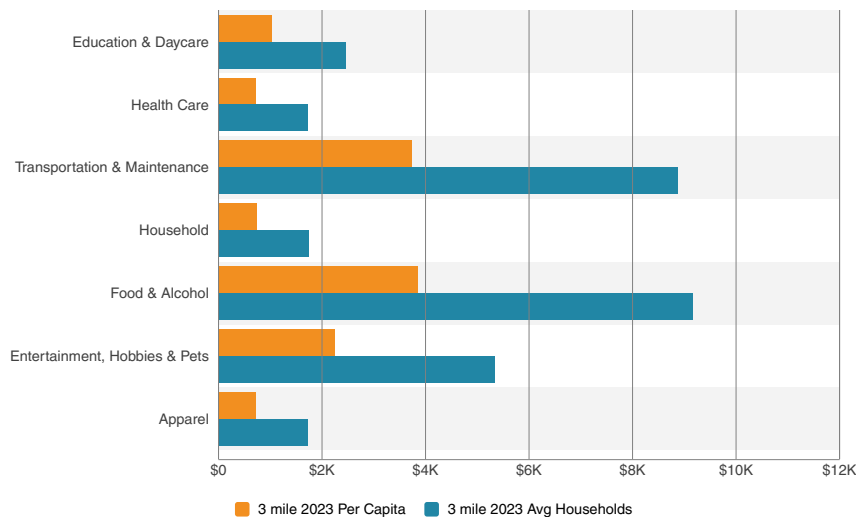
# demographics

► Population	1 Mile	3 Miles	5 Miles
► 2028 Projection	5,881	51,288	141,670
► 2023 Population	5,811	50,431	141,670
► Annual Growth 2010-2023	0.3%	0.5%	1.2%
► Annual Growth 2023-2028	0.2%	0.3%	0.6%
► Household Income	1 Mile	3 Miles	5 Miles
► Avg Household Income	\$107,136	\$113,825	\$104,096
► Median Household Income	\$72,207	\$84,045	\$78,399
► Households	1 Mile	3 Miles	5 Miles
► 2028 Projection	2,733	21,601	58,901
► 2023	2,694	21,183	57,186
► Annual Growth 2010-2023	0.3%	0.4%	0.6%
► Housing Value	1 Mile	3 Miles	5 Miles
► Median Housing Value	\$320,257	\$307,193	\$257,855



Per Capita & Avg Household Spending

Currency: USD (\$)



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# LEARN MORE GIVE US A CALL



**864.704.1040**

**LeeGreenville.com**

## **GREENVILLE OFFICE**

201 W. McBee Ave, Suite 400  
Greenville, SC 29601

## **SPARTANBURG OFFICE**

320 E. Main Street, Suite 430  
Spartanburg, SC 29302

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