



FOR SALE OR LEASE

369 Halton Road

369 HALTON ROAD, SUITE A

Greenville, SC 29607

PRESENTED BY:

ROD SUAREZ

O: 864-999-0776

rsuarez@blackstreamcre.com

BLACKSTREAM
COMMERCIAL REAL ESTATE

PROPERTY SUMMARY

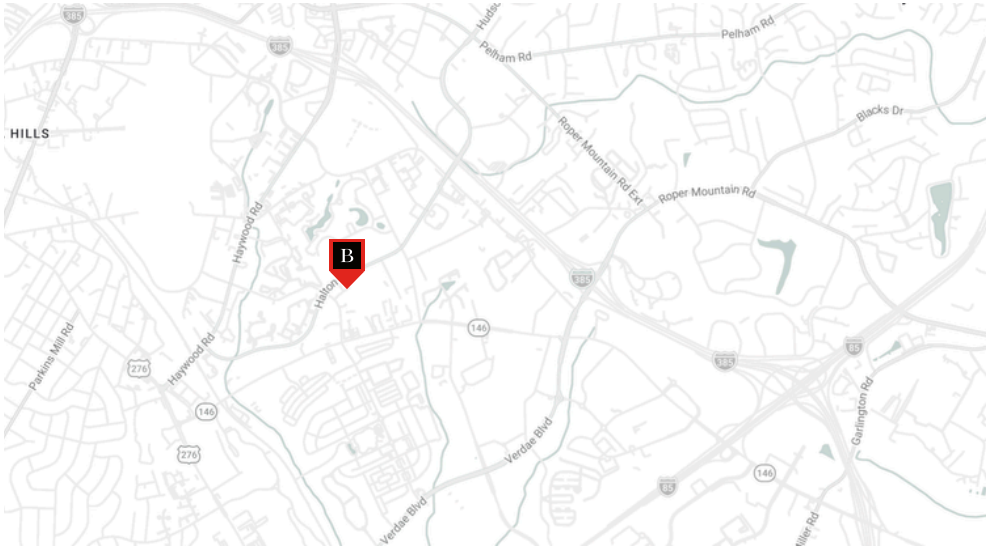


OFFERING SUMMARY

SALE PRICE	\$1,450,000
LEASE RATE	\$22/SF NNN
BUILDING SIZE	±4,500 SF
USE TYPE	MEDICAL / OFFICE
UNIT	SUITE A
AVAILABILITY	IMMEDIATE, CONTACT BROKER FOR TERMS

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O: 864-905-0448
rsuarez@blackstreamcre.com



PROPERTY DESCRIPTION

Positioned along Greenville's established Halton Road commercial corridor, 369 Halton Road, Suite A presents a versatile medical or professional office opportunity available for sale or lease. The property offers strong visibility, prominent signage potential, ample on-site parking, and convenient access to Woodruff Road, Pelham Road, and Interstate 385. Its flexible, turnkey configuration is well suited for medical, wellness, professional office, or specialized service users.

Surrounded by corporate offices, medical facilities, regional retail, and established residential communities, the property benefits from a dense employment base and consistent daytime activity near the Patewood and East Greenville districts. Low vacancy and sustained demand within the surrounding submarket make Suite A a compelling option for an owner-user seeking a well-positioned business location or an investor pursuing a medical or professional office asset in one of Greenville's most active commercial areas.

OPPORTUNITY HIGHLIGHTS

INVESTMENT HIGHLIGHTS

- **Strategic Corridor Position:** Located directly on Halton Road, providing high visibility, prominent signage opportunities, and seamless connectivity to Woodruff Road, Pelham Road, and Interstate 385.
- **Turnkey Space Utility:** Highly versatile suite configuration well-suited for professional office, medical/wellness, or specialized service users.
- **Strong Surrounding Synergy:** Surrounded by robust corporate offices, medical complexes (such as the Patewood medical corridor), upscale residential communities, and major regional retail amenities.
- **Accessibility:** Excellent ingress/egress with ample on-site parking for clients, patients, and staff.



PROPERTY HIGHLIGHTS

- **High-Demand Corridor:** Positioned within one of Greenville's tightest submarkets, where low vacancy along major commercial arteries drives sustained tenant demand and long-term asset stability.
- **Flexibility for Multiple Uses:** The layout of Suite A offers an exceptional blueprint for owner-users or investors looking to capture high-income demographic spillover from the booming East Greenville and Patewood districts.
- **Value-Creation Potential:** An ideal setup to establish a strong commercial presence or a high-yielding medical/professional investment property in a tier-one growth market.

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ADDITIONAL PHOTOS - INTERIOR



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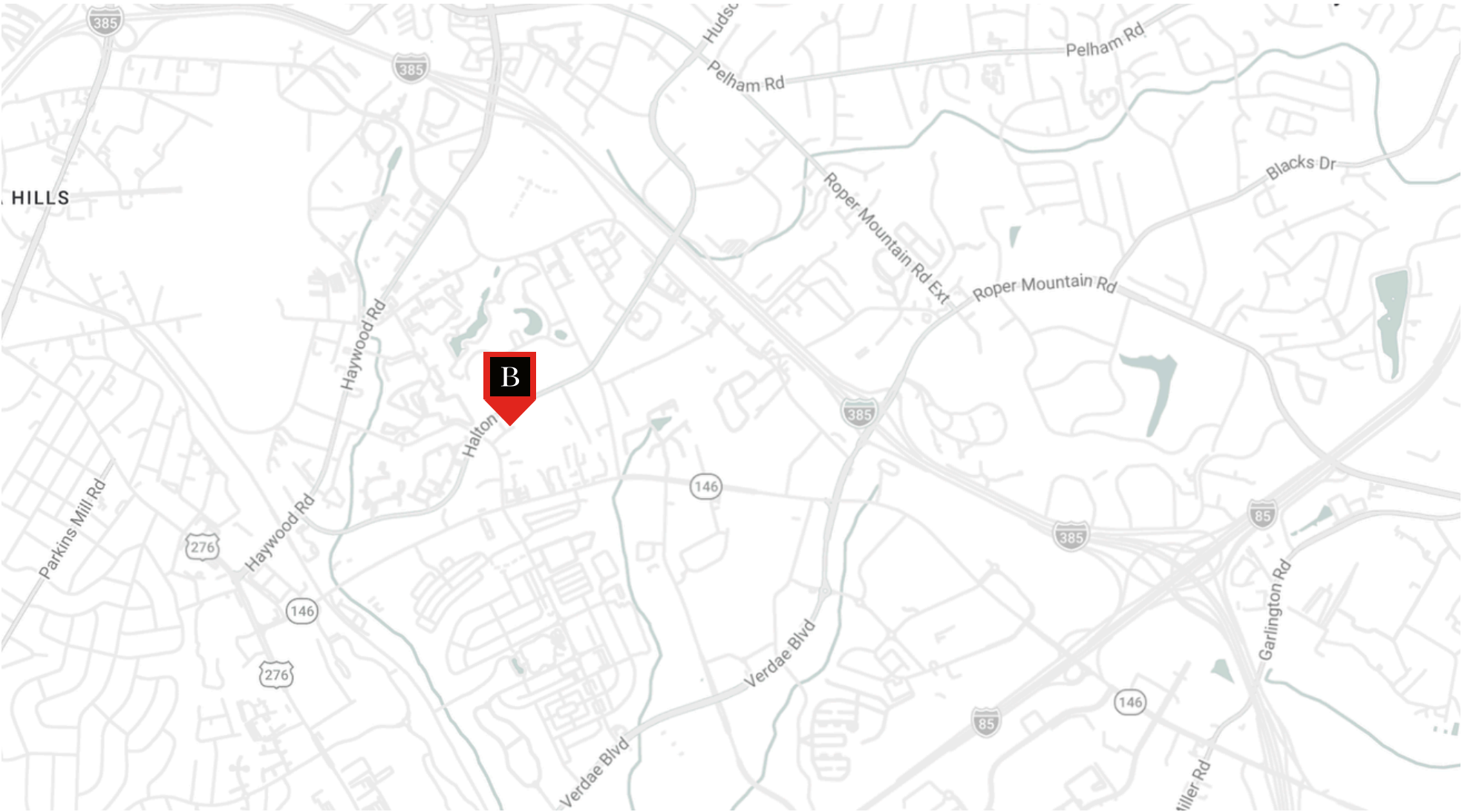
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ADDITIONAL PHOTOS - EXTERIOR



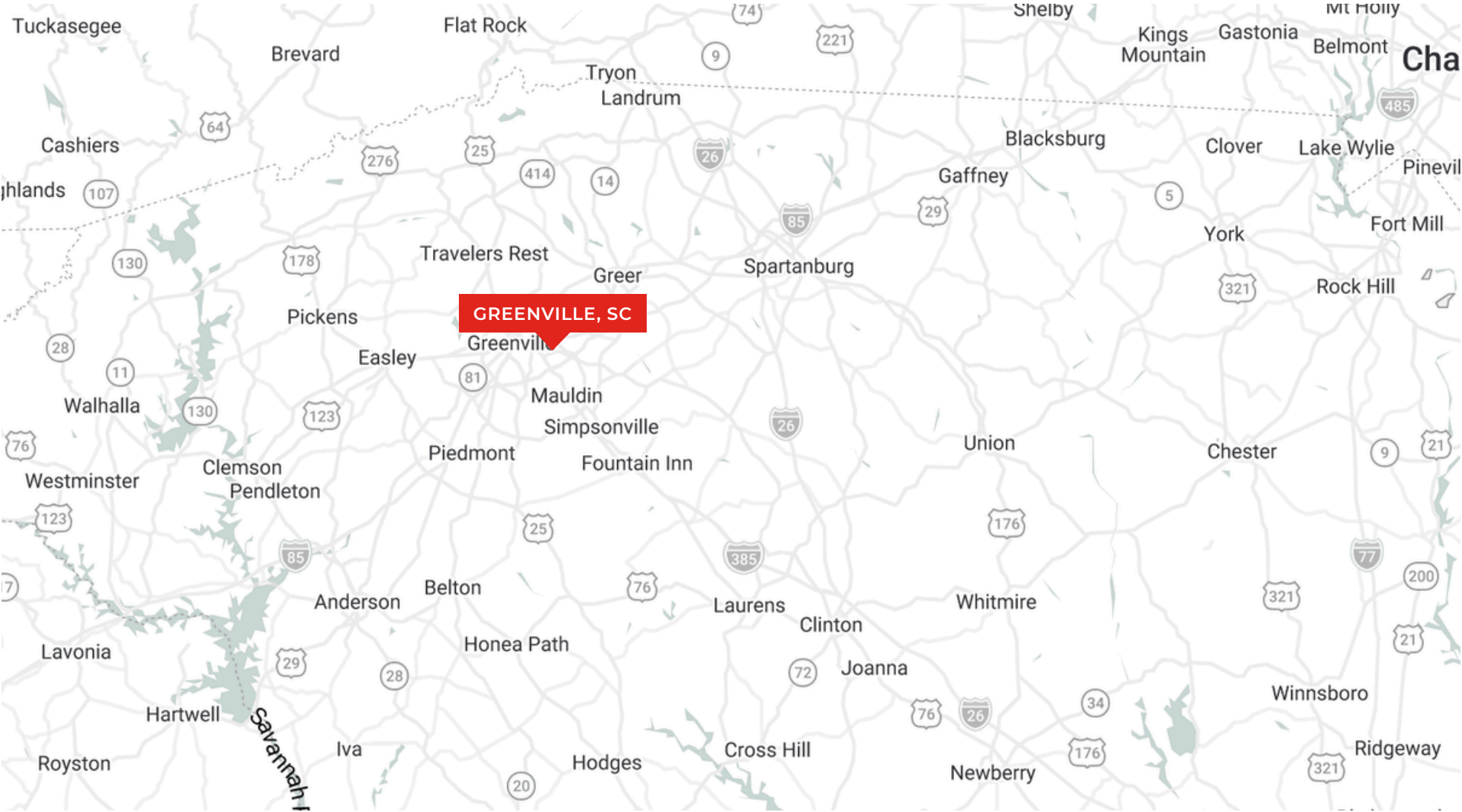
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LOCATION MAP



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REGIONAL MAP



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AREA DEMOGRAPHICS

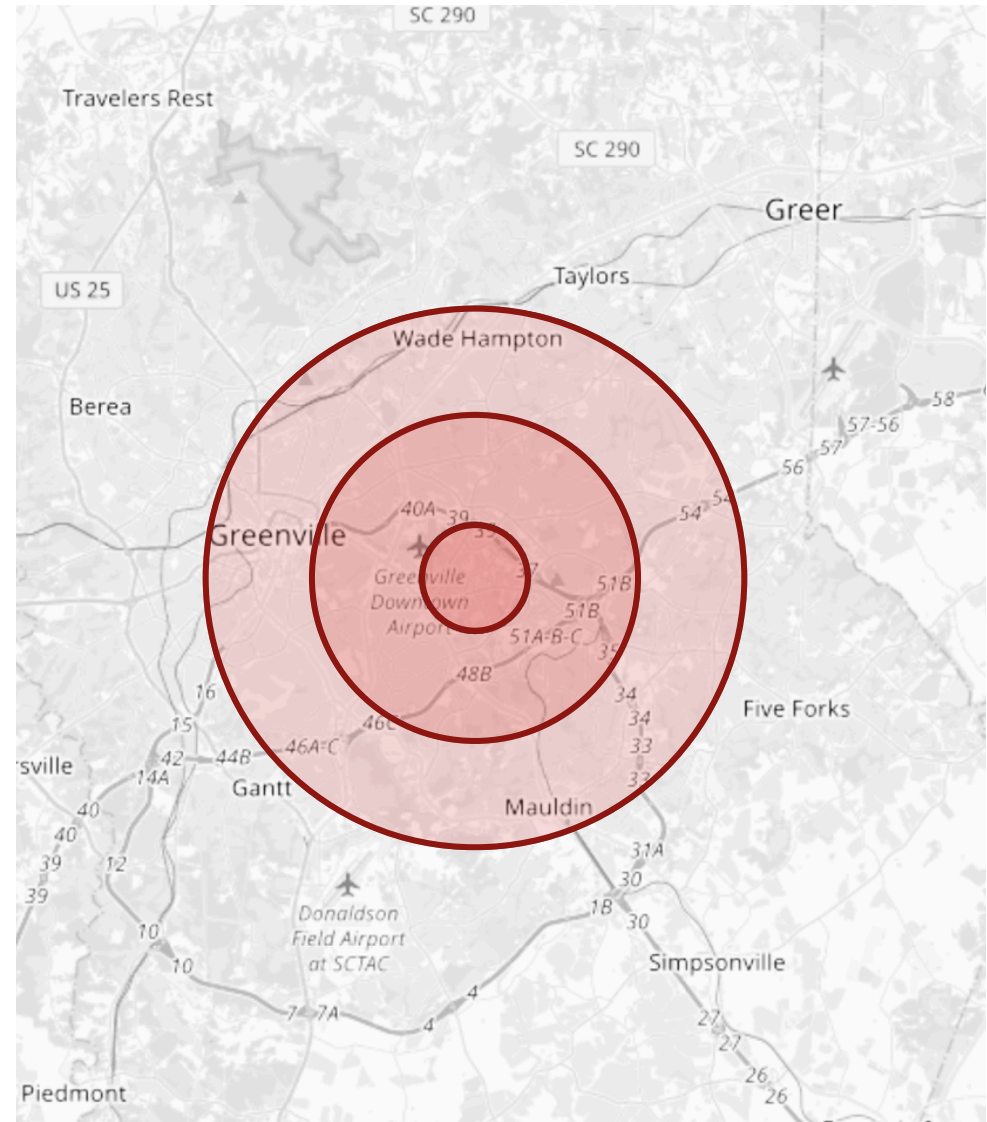
POPULATION DATA	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	± 5,200	± 55,000	± 145,000
DAYTIME POPULATION*	STRONG	ROBUST	SIGNIFICANT
AVG HOUSEHOLD INCOME	\$92,000 +	\$88,000 +	\$84,000 +
MEDIAN AGE	± 38.5	± 39.1	± 38

DAYTIME POPULATION

- 1 MILE - STRONG, LOCATION FEATURES STRONG CORPORATE AND MEDICAL HUB
- 3 MILE - ROBUST, LOCATION FEATURES DENSE EMPLOYMENT BASE
- 5 MILES - SIGNIFICANT, LOCATION FEATURES MAJOR REGIONAL HUB

AREA HIGHLIGHTS

- Primary Thoroughfare (Halton Rd): Heavy daily commuter and business traffic linking major arterial roadways (I-385 and Woodruff Rd/Pelham Rd).
- Corridor Dynamics: Benefits from strong daytime employment numbers and steady professional vehicle counts driving past the node daily.



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ADVISOR BIO



ROD SUAREZ

MANAGING DIRECTOR & SENIOR ADVISOR

rsuarez@blackstreamcre.com
O: 864-637-9302 | C: 864-905-0448

PROFESSIONAL BACKGROUND

Born and raised in Mexico City, Rod's journey to Greenville began more than two decades ago, coinciding with the region's remarkable growth. Today, he utilizes his unique perspective and deep-rooted relationships to drive successful business outcomes for his clients.

Starting his career in residential real estate sales, Rod's understanding of the property landscape is as vast as it is diverse. Recently, he strategically shifted his focus to commercial real estate. His decision was fueled by the rapid influx of businesses into the Greenville region, a trend he anticipates will continue to rise in the coming years.

In Greenville for over 20 years, Rod's personal and professional relationships have not only enriched his life but also played an instrumental role in his career success. He is deeply connected with the community, embracing its transformation over the years, and actively participating in its future growth. In Rod Suarez you find a local expert with international roots, a strategic problem solver with a keen eye for opportunities, and a committed partner with a firm belief in the power of relationships.

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20 Overbrook Court, Ste. 400, Greenville, SC 29607
864-637-9302 | blackstreamcre.com

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