

Downtown Greenville Infill Commercial Space

Available for Lease

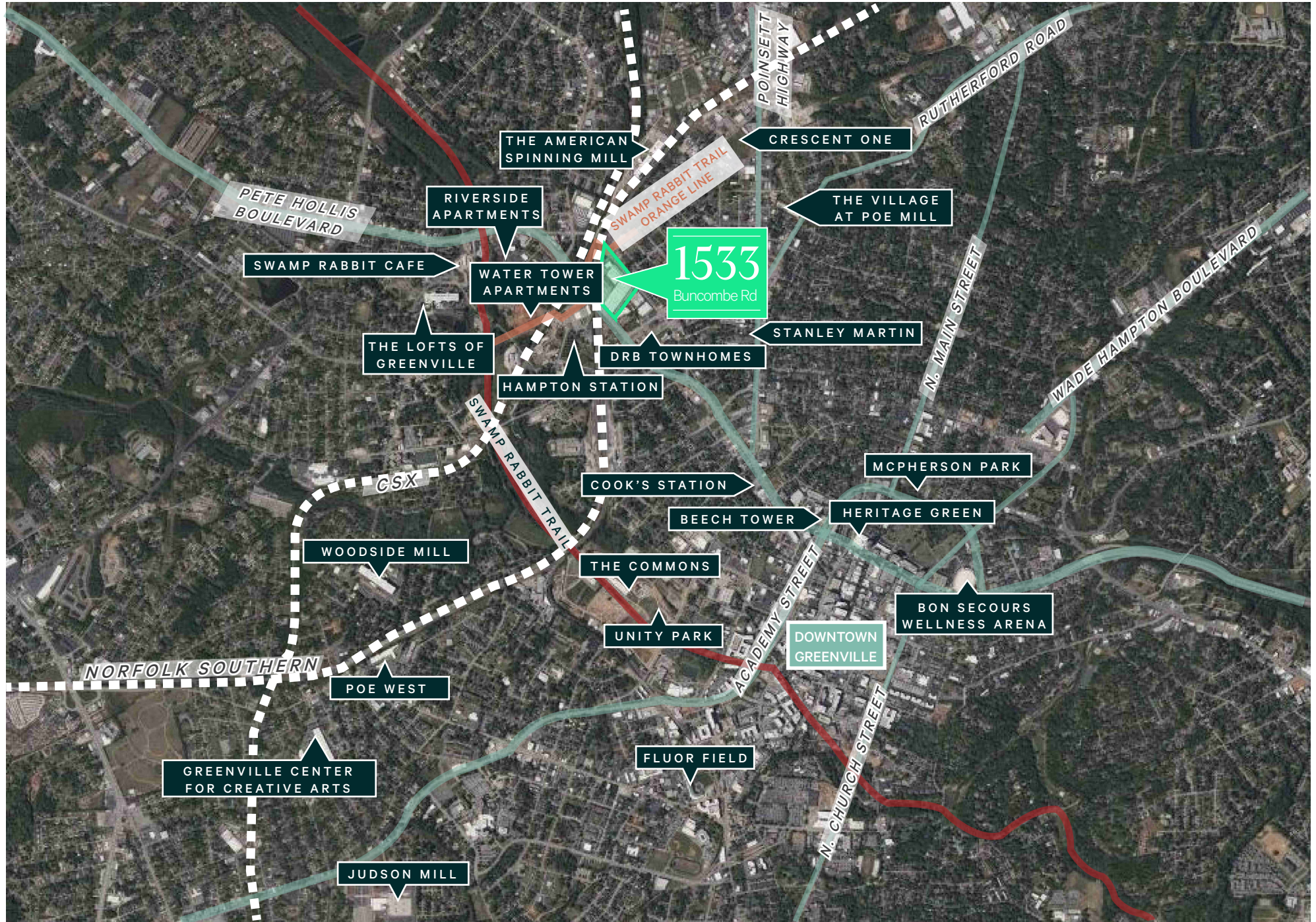
1533 Buncombe Road
Greenville, SC 29601
Site #2510

±10,228 up to ±228,836 SF



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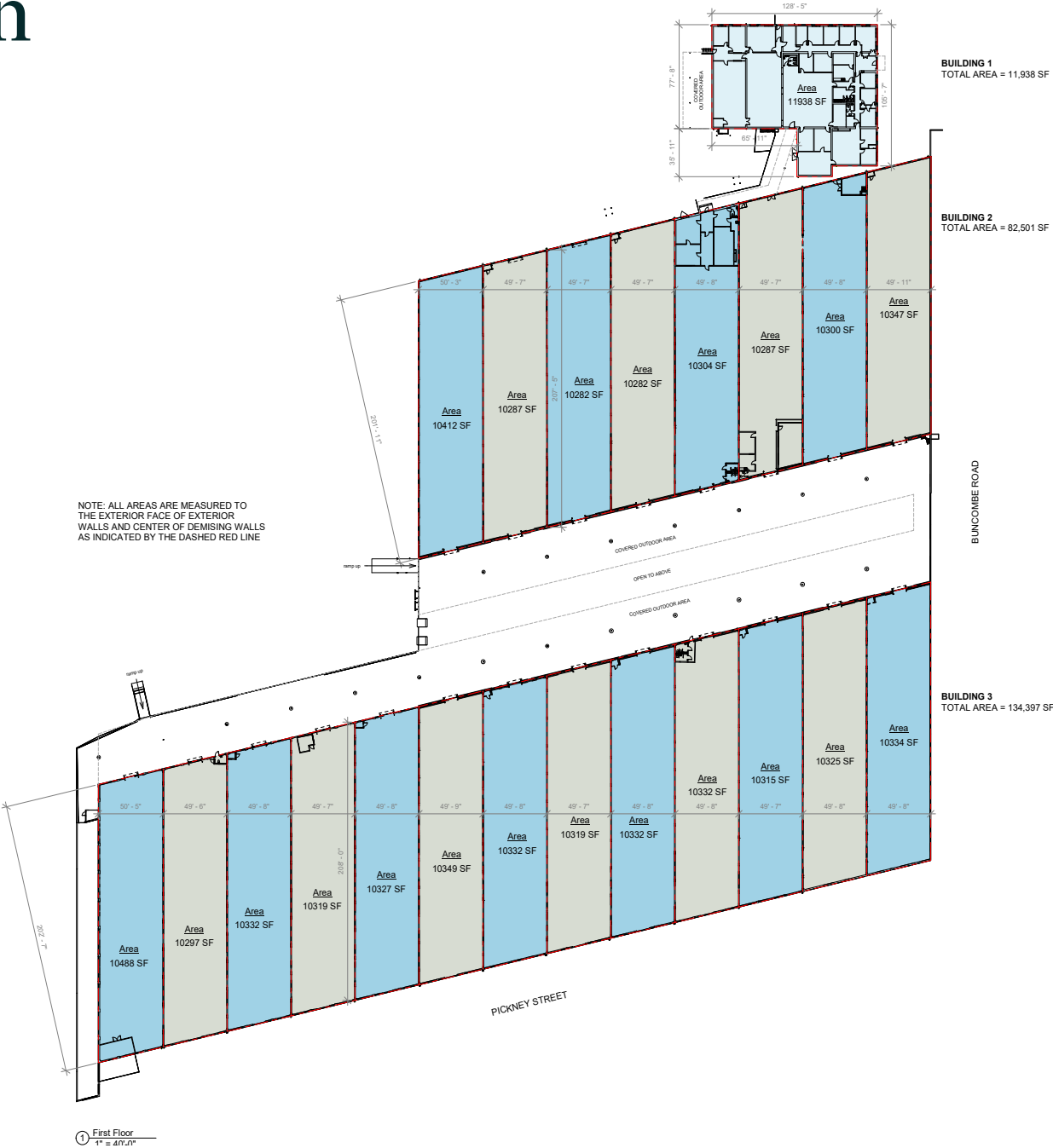
Property Details

- + 10,228 SF up to 228,836 SF Available
- + 21 Bays from $\pm 10,228$ to $\pm 10,488$ SF per bay
- + Clear span in each bay
- + $\pm 2,142$ SF Covered staging area per bay
- + 6 Dock doors, 5 with levelers + room to add more
- + 2 Drive-in doors
- + Office: Up to $\pm 12,000$ SF
- + Clear Height: 15'5" - 17'5"
- + Sprinkler: Ordinary Hazard - Dry
- + Potential Uses: Flex/warehouse, creative office, destination/experiential retail, personal storage unit
- + Site is fully fenced and secured
- + Property Size: 9.48 Acres
- + Zoned: Greenville County | I-1
- + Parcel ID: 0150000100100
- + Located in an Opportunity Zone
- + ***New Ownership- functional and cosmetic improvements complete***

Contact Broker for Lease Rate &
Additional Property Information

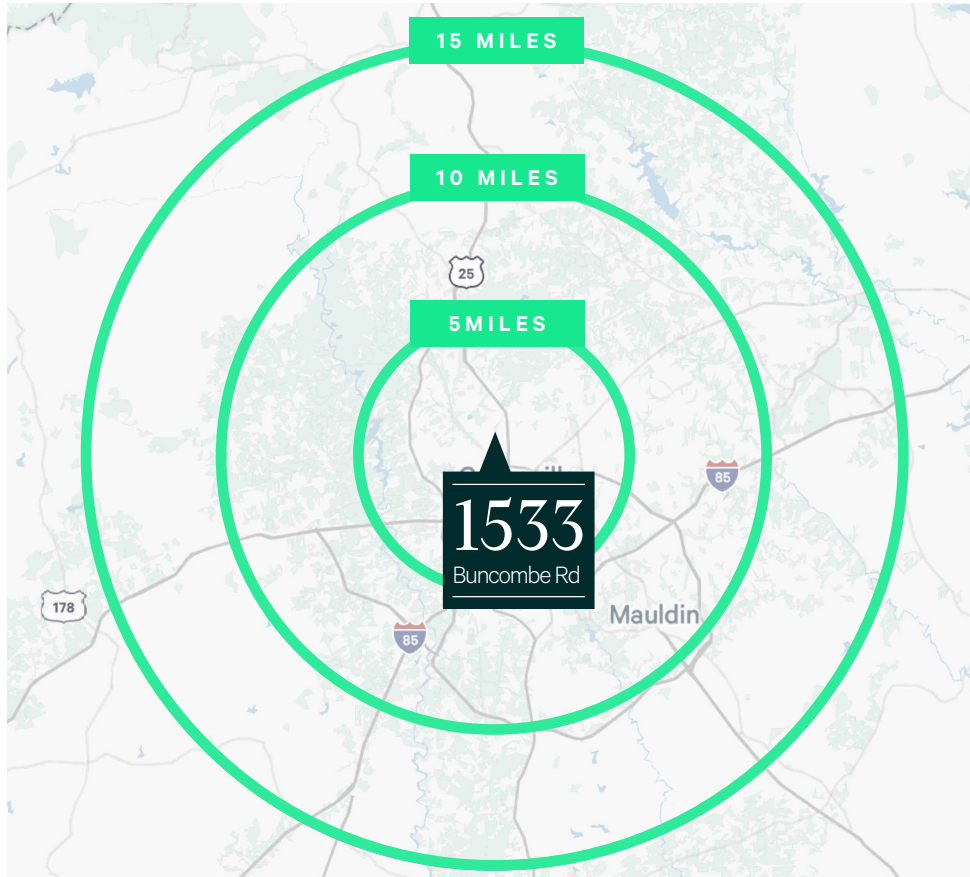


Floor Plan



1533 Buncombe Road
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For Lease



Contact Us

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DEMOGRAPHIC COMPREHENSIVE	5 MILES	10 MILES	15 MILES
POPULATION			
2024 Population	163,198	396,344	640,788
5-Yr Projected Population Growth Rate	1.19%	1.10%	1.09%
Daytime Population	209,973	464,318	682,606
Businesses	9,293	18,266	24,319
HOUSEHOLD INCOME			
Avg HH Income	\$95,634	\$99,238	\$101,902
Median HH Income	\$60,736	\$69,982	\$74,434
EDUCATION			
Bachelor's Degree or Higher	28,518	71,267	111,559
Labor Force	81,625	200,120	321,540

LOCATION	DISTANCE
Downtown Greenville	1.4 Miles
I-385	2.3 Miles
I-185	4.4 Miles
I-85	6.9 Miles
GSP International Airport	14.6 Miles
BMW	15.8 Miles
Inland Port Greer	18.0 Miles
Downtown Spartanburg	31.8 Miles
Downtown Charlotte	104 Miles
Port of Charleston	215 Miles

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