

# MEDICAL OR OFFICE PAD SITE FOR SALE

330-C Pelham Road, Greenville, SC 29615



This is a conceptual rendering and any interested party should verify the constructability of any proposed improvement

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**WA WINDSOR  
AUGHTRY**

Real Estate Brokerage and Development

40 W. Broad St Suite 500, Greenville, SC 29601

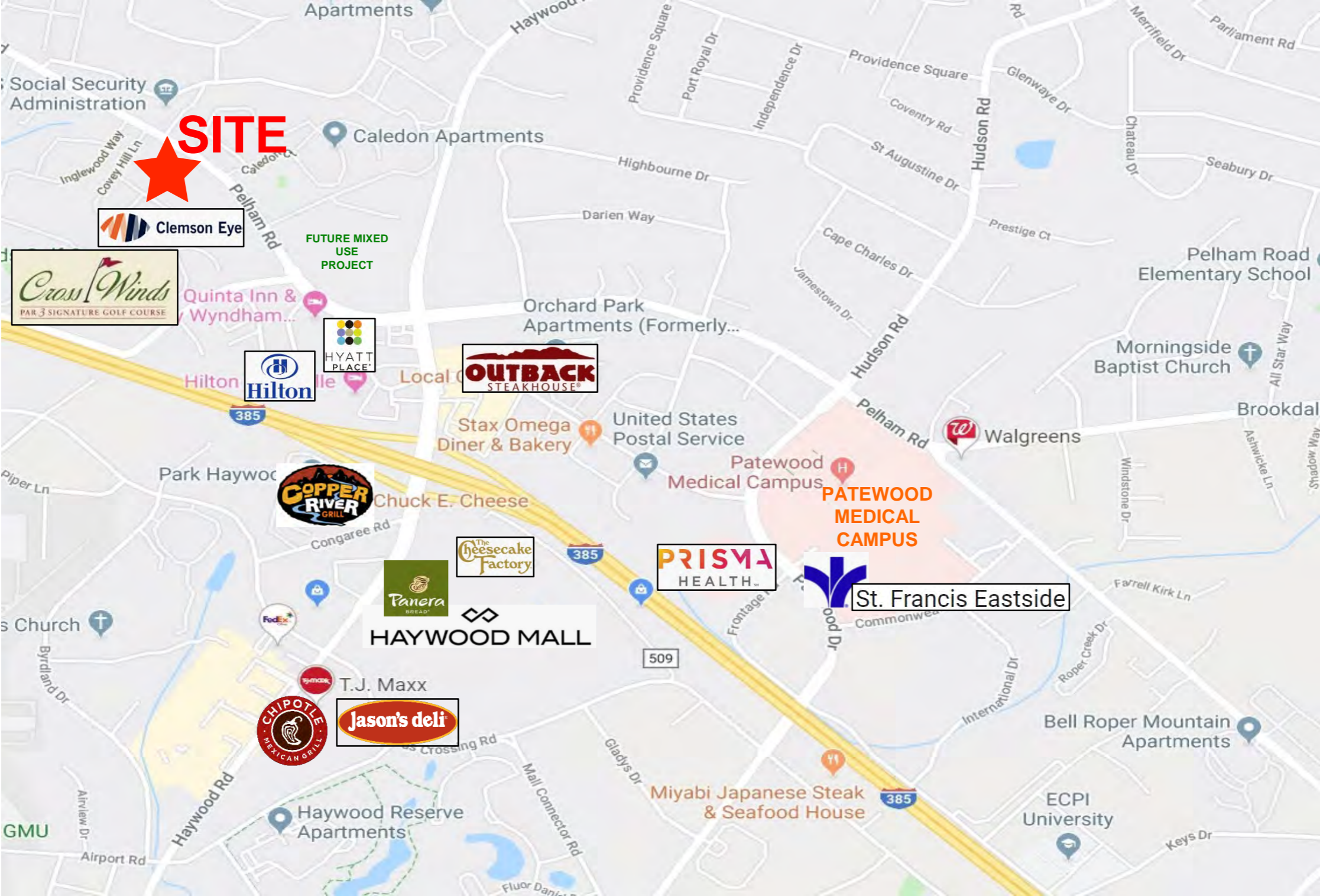
No warranty is made as to the accuracy of this information, and same is submitted subject to errors, omissions, price change, rental or other conditions, withdrawal without notice, and any special listing conditions imposed by our principals. William J. Alexander, IV – Broker In Charge



330-C Pelham Road  
Greenville, South Carolina 29615

**OFFERING MEMORANDUM**

# CENTRAL LOCATION



330-C Pelham Road

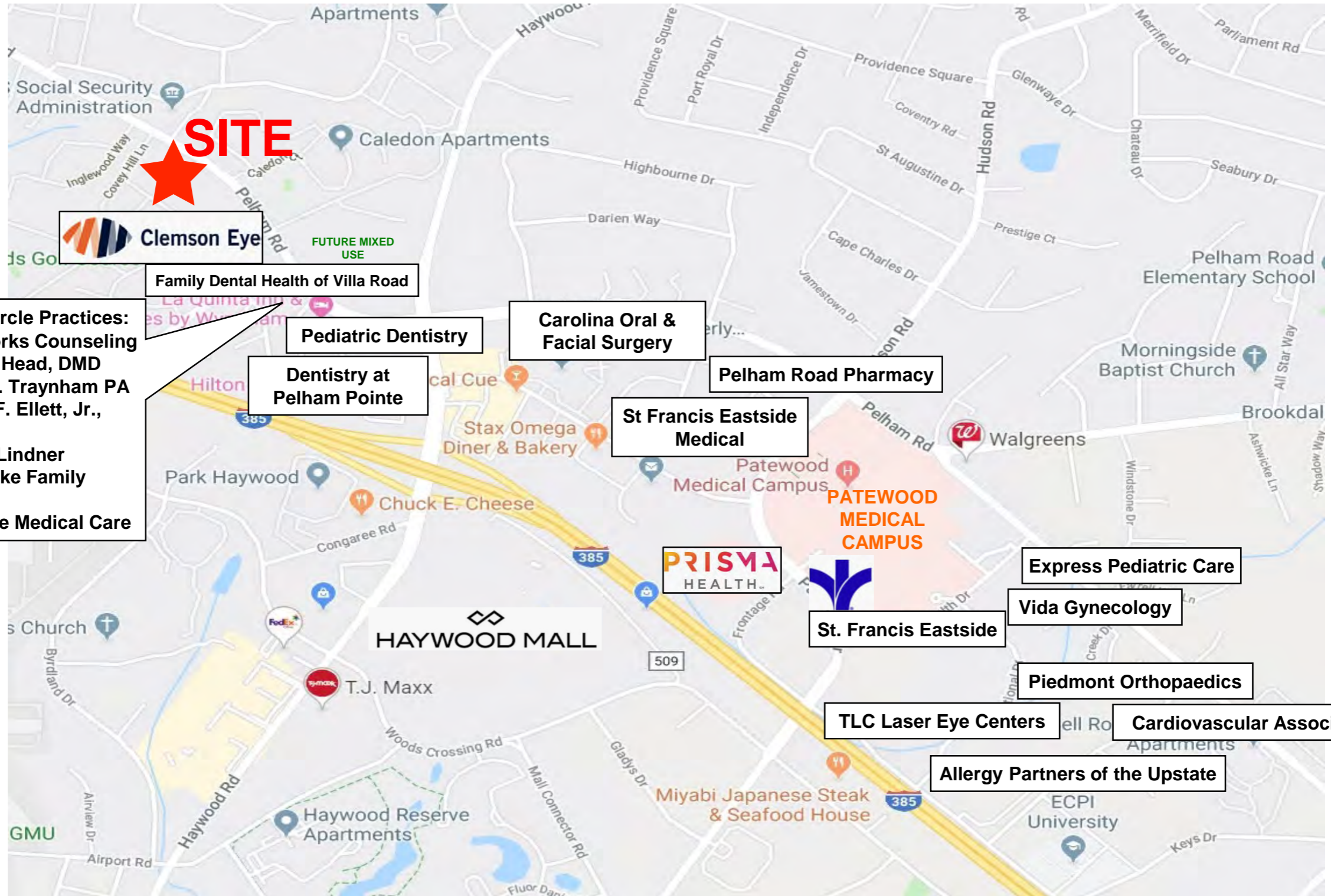
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OFFERING MEMORANDUM



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# PROXIMITY TO MEDICAL OFFICES



**Pointe Circle Practices:**  
 Thriveworks Counseling  
 Glenn R. Head, DMD  
 Ryland T. Traynham PA  
 Mitchell F. Ellett, Jr., DMD  
 Dr. Leor Lindner  
 Mirror Lake Family Dentistry  
 Greenville Medical Care

Family Dental Health of Villa Road

Pediatric Dentistry

Carolina Oral & Facial Surgery

Dentistry at Pelham Pointe

Pelham Road Pharmacy

St Francis Eastside Medical

**PATEWOOD MEDICAL CAMPUS**

**PRISMA HEALTH.**

Express Pediatric Care

Vida Gynecology

St. Francis Eastside

Piedmont Orthopaedics

TLC Laser Eye Centers

Cardiovascular Associates

Allergy Partners of the Upstate

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# PROPERTY DETAILS



PROPERTY: Parcel C +/- 0.43 acres

ADDRESS: 330-C Pelham Road

CITY: Greenville

STATE: South Carolina

COUNTY: Greenville

ZONING: RM-2 (City)

MAXIMUM SQUARE FEET: 15,000

PARCEL NUMBER: 02790002-00613

TRAFFIC COUNTS (2018): Pelham Road: 21,100 VPD

		1 mile	3 miles	5 miles
DEMOGRAPHICS:	Population	10,456	69,464	174,928
	Average HH Income	\$61,663.00	\$77,287.00	\$80,855.00

TOPOGRAPHY: Pad ready

PRICING: Parcel C: \$399,500  
Will also consider build-to-suit



# RENDERING



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