

AVISON
YOUNG

Retail space for lease

2nd-generation inline restaurant space available



115 PELHAM ROAD | GREENVILLE, SC

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Pelham Court
pelham-court.com

Property description

Pelham Court is a premier retail destination located in the heart of Greenville's Haywood/Pelham submarket. The center is home to a wide variety of notable tenants, including Capri's Italian Restaurant, Everything Eggroll, and Mix Salon. Located on a hard corner at a signalized intersection, this center sees over 22,000 passing vehicles each day.

The prime location and tenant mix make Pelham Court the perfect place to grow your business. We offer competitive leasing rates, excellent pylon signage opportunities, and ample on-site parking for customers and employees.

If you're looking for a centrally located retail space where your business can thrive, then Pelham Court is the perfect place for you. Contact us today to schedule a tour!

HIGHLIGHTS



Available opportunities include 2nd-generation restaurant, inline retail or flex/storage space



Hard corner, signalized intersection of Pelham Road & Pelham Commons Road boasts traffic counts of over 22,000 VPD



Diverse mix of popular local tenants



Centrally located, convenient to downtown Greenville, I-385 and I-85 corridors

****Please do not disturb existing tenants. Contact listing agents for more information.***



For lease

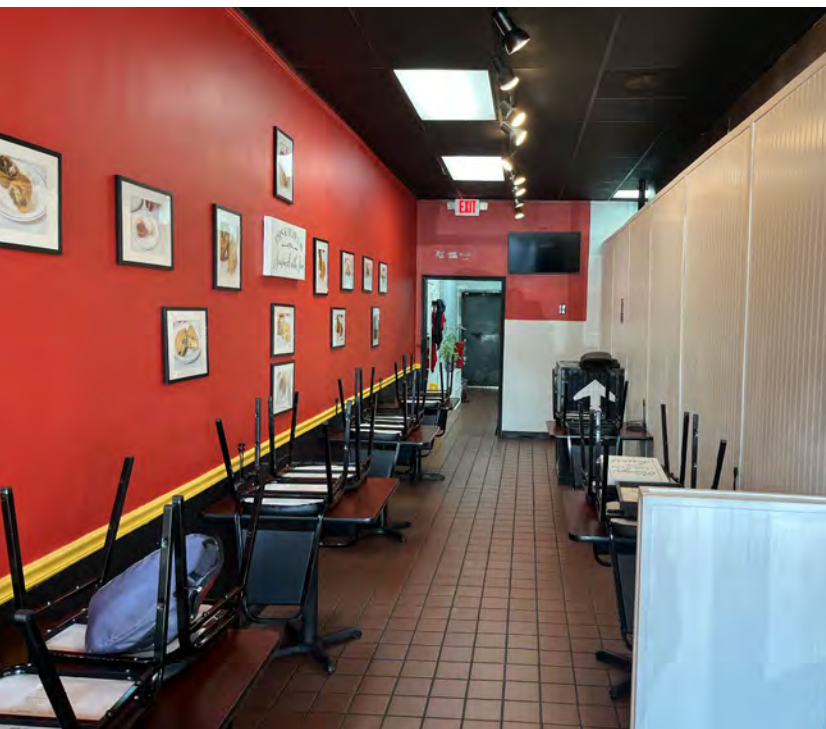
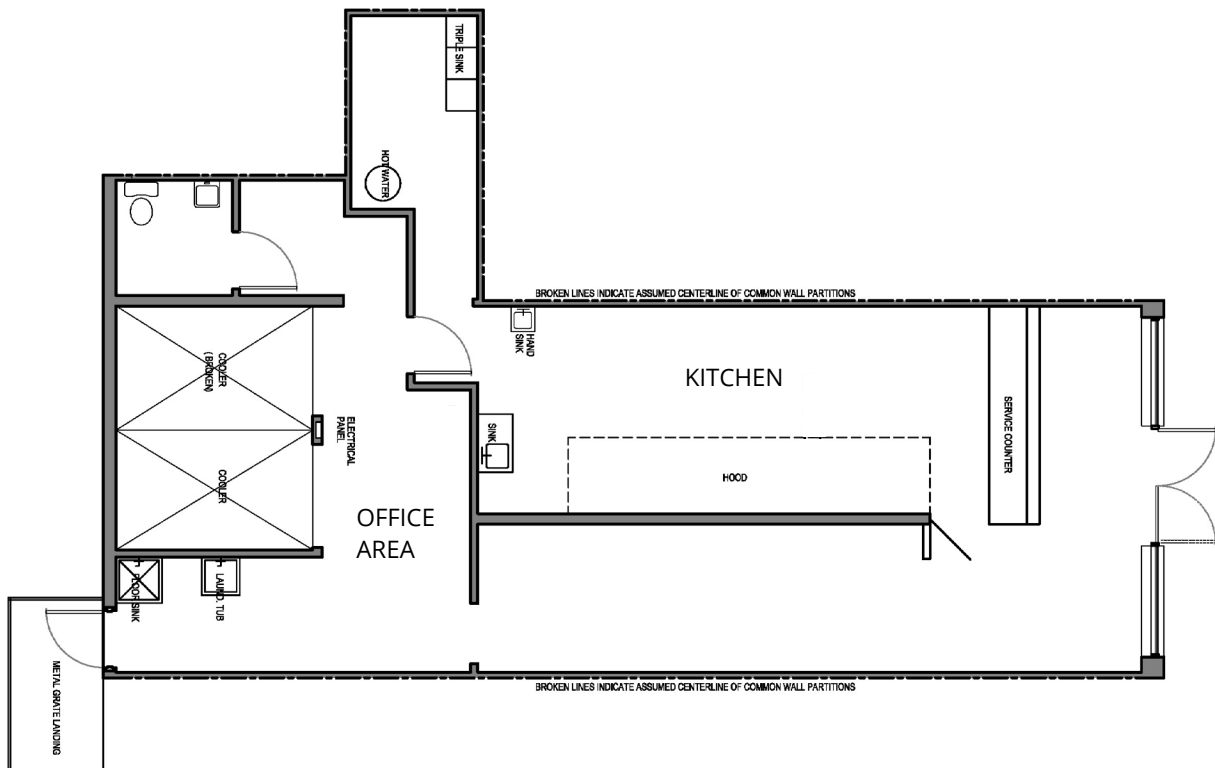
SPACE	RATE	SIZE	AVAILABILITY
Flex space	Call for pricing	±7,250 sf	Immediate
Suite 9	Call for pricing	±671 sf	Immediate
Suite 20 - 2nd gen restaurant	Call for pricing	±1,294 sf	8/1/2026

SITE PLAN



2nd-Gen Restaurant

SUITE 20B





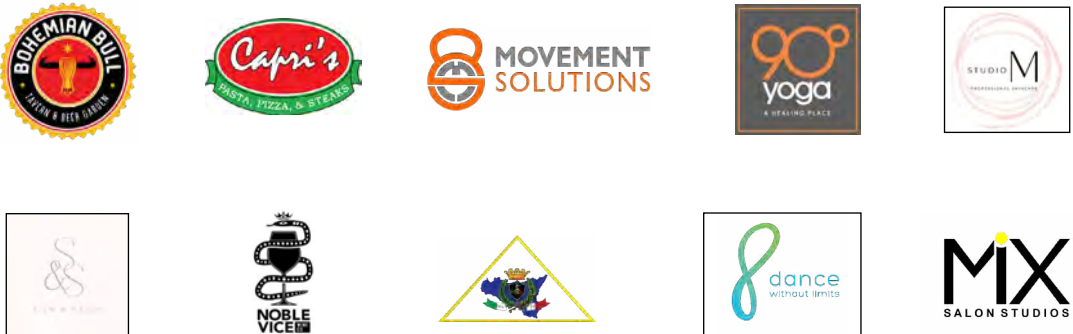
Get to know Pelham Court

SIGNAGE OPPORTUNITIES



Tenants can take advantage of the various signage options available at Pelham Court. At the entrance to the center a large monument sign showcases each tenant, providing excellent promotional visibility from highly-trafficked Pelham Road. In addition, each suite offers space above the door for greater personalized promotion.

CO-TENANTS



Demographics

* Based on 1, 3, and 5 mile radii.

Oak Forest
70 units

Timber Trace
172 units

Park at
Toscana
156 units

Yorktown
152 units

Pelham Place
North
180 units

72,347
total households

80,537
total
housing units

\$255,632
median home
value

* Based on 5 mile radius.



Pelham Place
South
101 units

Sterling
Pelham
560 units

Sterling
Winchester
116 units

Pelham Springs
118 units



Population

12,922 (1 mi)

73,881 (3 mi)

179,156 (5 mi)



Median Age

39.2



Average HH
income

\$78,329 (1 mi)

\$97,274 (3 mi)

\$101,898 (5 mi)



College
graduation rate

55.3%

Retail amenities

North Hills Shopping Center

SPROUTS
FARMERS MARKET






15 Pelham

bp




Pelham Commons Shopping Center

TROPICAL GRILLE
YOUR HEALTHY ALTERNATIVE

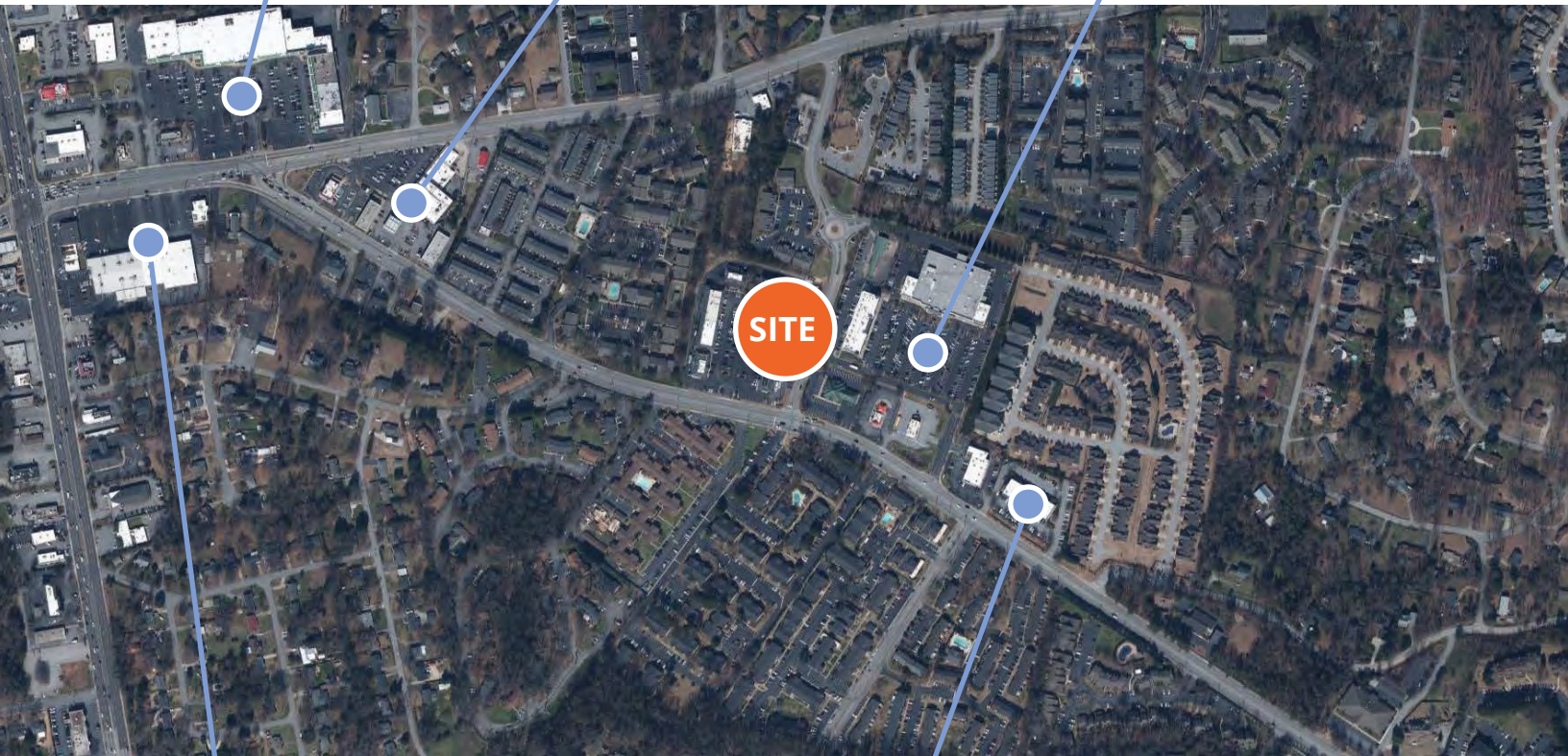












SITE

221 Pelham













- 64

bars & restaurants
- 25

retail stores
- 10

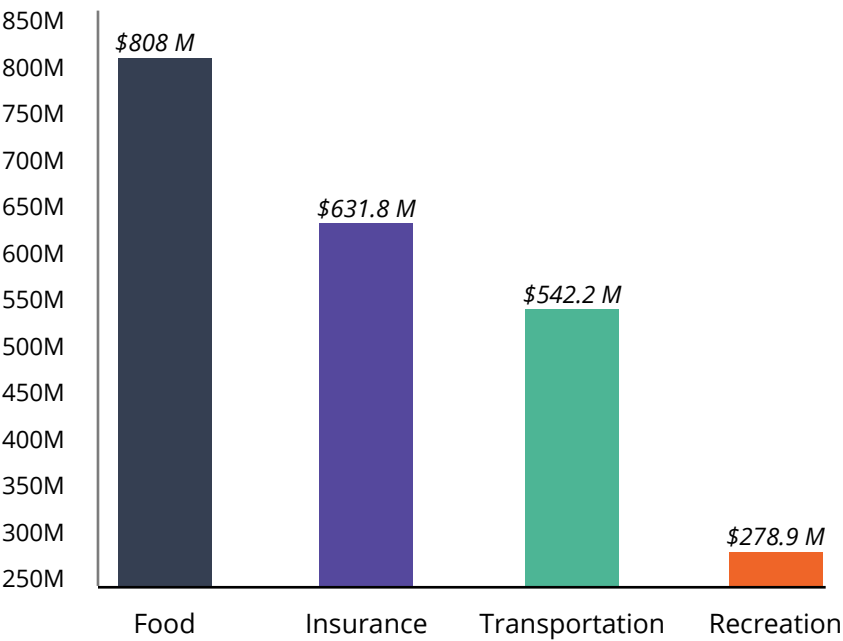
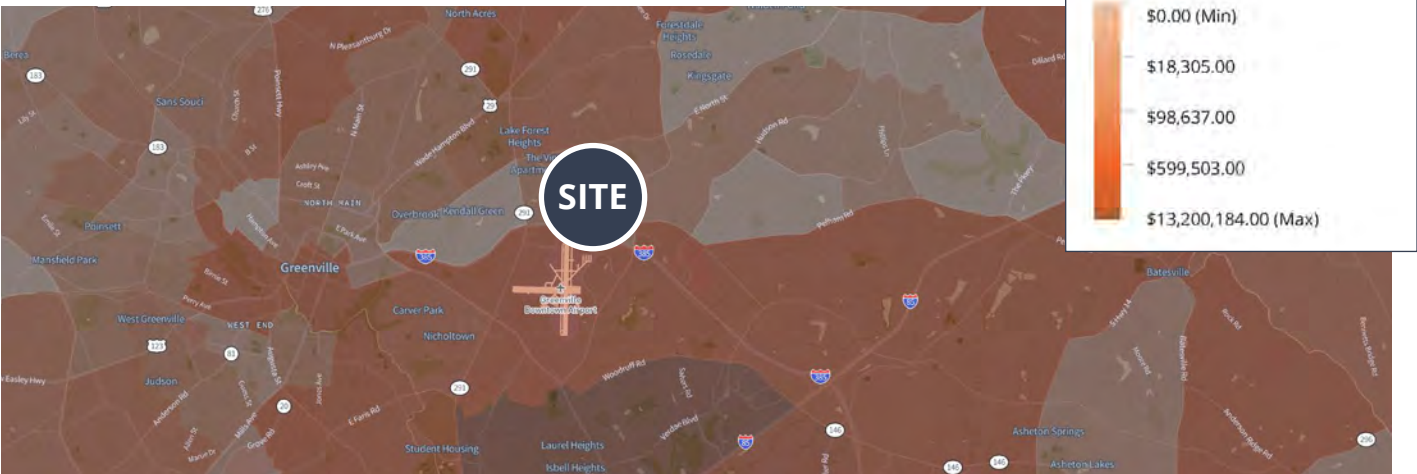
fitness studios

* Based on 1 mile radius.

Pelham Court

Local spending habits

* Based on 1 and 5 mile radii.



2022 Top expenditures

In 2022 the highest spending categories within 5 miles of Pelham Court were:

- Food
- Insurance
- Transportation
- Recreation & entertainment

Additional high-spend categories include apparel, home goods, and health and personal products.

#1

The GREENVILLE *everyone is talking about!*



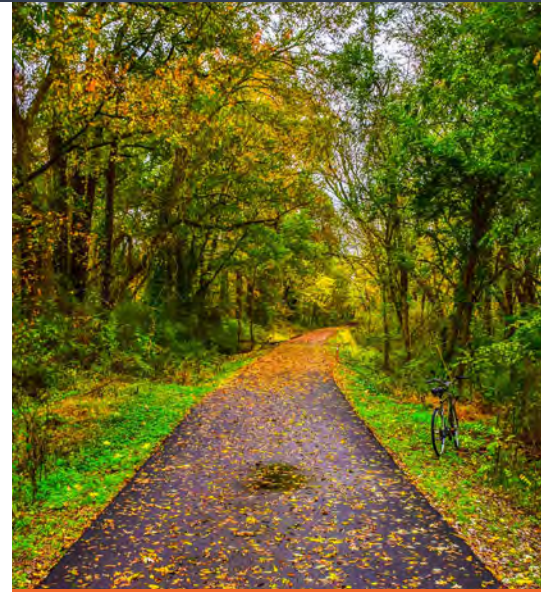
The 10 Friendliest Cities in the US

— *Conde Nast Traveler* —



The South's Best Cities on the Rise

— *Southern Living* —



The Breakout Cities on the Forefront of America's Economic Recovery

— *Wall Street Journal* —

Some call it the best kept **secret** in the South.
We hope you call it **home**.

Nestled in the foothills of the Blue Ridge Mountains, Greenville is the heart of Upstate South Carolina! Having won numerous awards and accolades over the past 20 years, downtown is where everyone wants to be. While many major metropolitan areas have seen significant residential loss during the COVID pandemic, Greenville's population has rapidly increased as families and individuals seek better living conditions, including a lower cost of living and increased quality of life. Its prime location on the I-85 corridor between Atlanta and Charlotte makes it a popular tourist spot as well as those seeking permanent relocation to a city that has something for everyone!

Top 10

America's Best Small Cities

— *BestCities.org*

America's Strongest Job Markets

— *Bloomberg*

America's Next Great Food Cities

— *Food & Wine*

America's Best Downtowns

— *Forbes*

#Yeahthatgreenville



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Pelham Court