

AVAILABLE:

*for build-to-suit
or ground lease*

122 MILESTONE WAY
GREENVILLE . SC 29615

EXCLUSIVELY LISTED BY



LISTING BROKER



FALLON HOGAN

BROKER

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Please make arrangements with Pintail Capital Partners, LLC, prior to any property inspections.

PROPERTY OVERVIEW

ADDRESS: 122 Milestone Way
Greenville, SC 29615

TAX MAP NO: 0533040101116 (Greenville County)

LOT SIZE: ±0.46 AC

ZONING: C-2 (Greenville County)

HIGH VISIBILITY: 19,731+ VPD on Pelham Road

HIGHLIGHTS: Pad Ready with Drive-Thru
Ideal site for Medical, QSR, or Retail

Cross-access for ingress/egress and parking

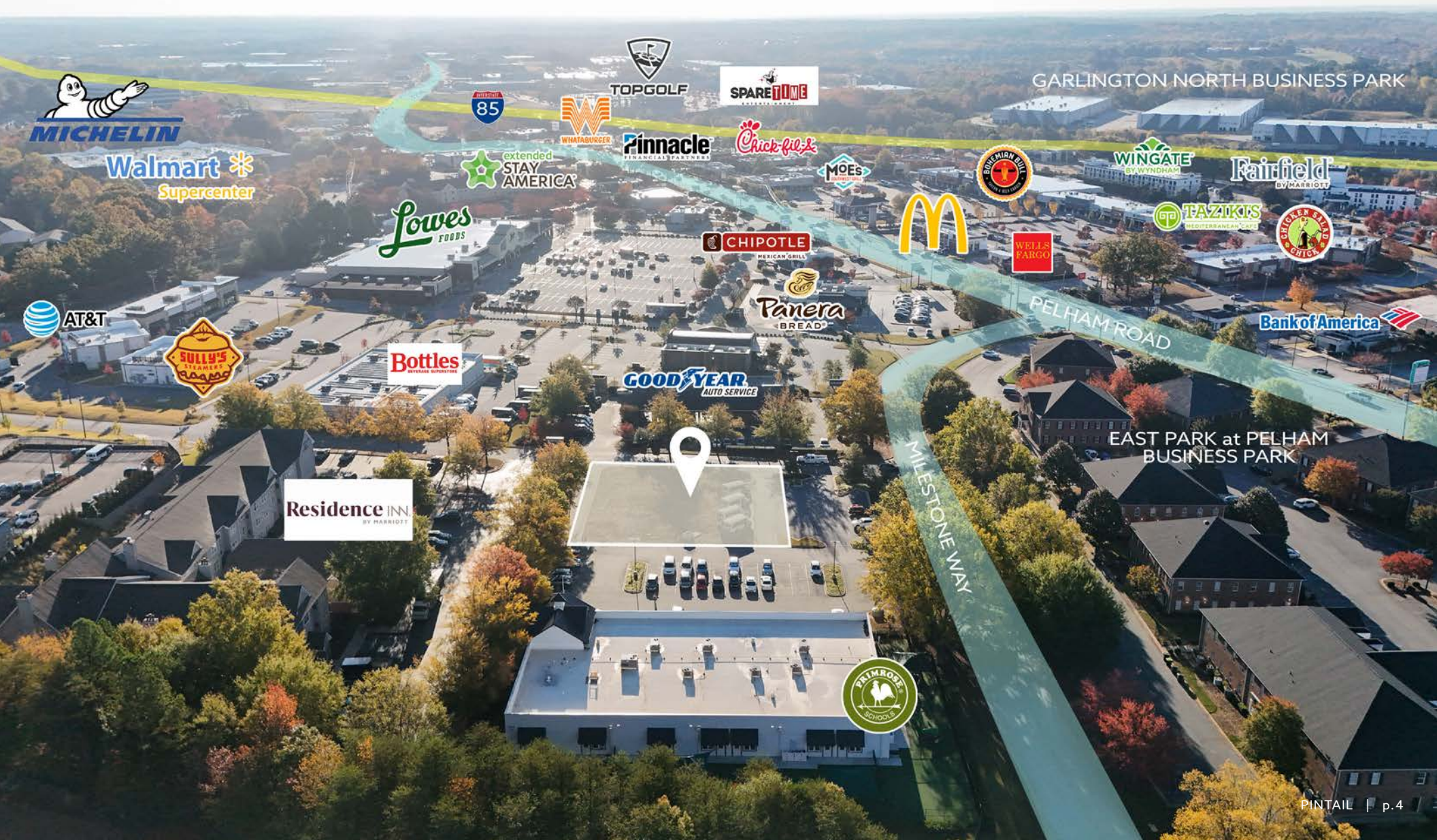
PRELIMINARY DESIGN COMPLETED



PRICING: Contact broker for lease rate



PROPERTY LOCATION



KEY NEIGHBORHOODS

DEVENGER

SUGAR CREEK

RIVER OAKS

SUGAR MILL

THORNBLADE

FOXCROFT

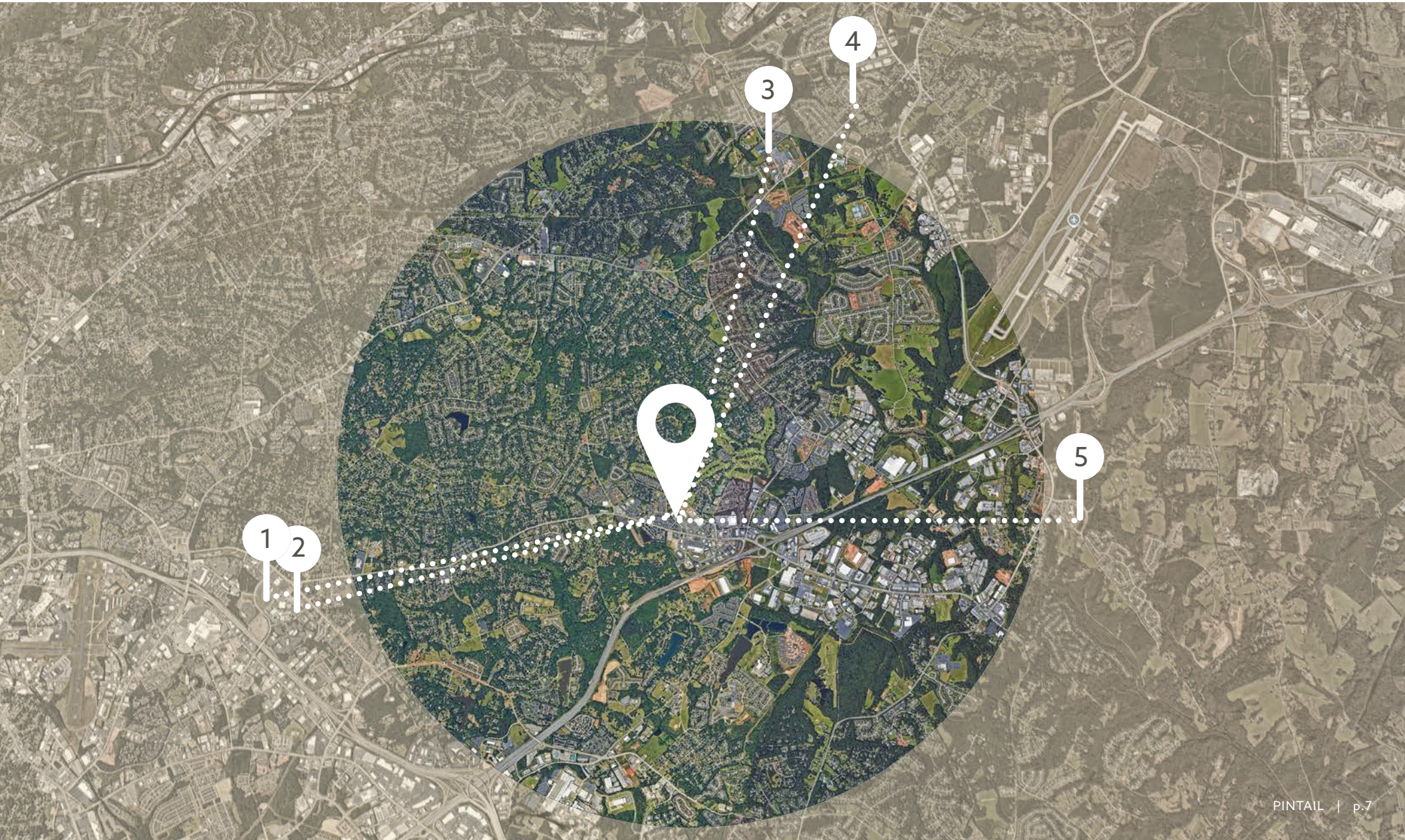


RECENT DEVELOPMENT



DISTANCE TO CLOSEST MEDICAL

- | | | |
|----|--------------------------|---------|
| 1. | PRISMA Patewood Hospital | 3.6 mi. |
| 2. | St. Francis Eastside/ER | 3.7 mi. |
| 3. | Prisma Urgent Care | 4.3 mi. |
| 4. | Greer ER | 6 mi. |
| 5. | Pelham Medical Center | 4 mi. |



MARKET OVERVIEW

upstate SC

Located between Atlanta and Charlotte, South Carolina's Upstate is one of America's fastest-growing megaregions with **\$8.4B in capital investments announced in the last five years**. Made up of ten counties, the Upstate is home to a population of 1,590,636 (2023).

Favorable tax rates, market accessibility, paired with the quality and availability of the workforce make the region a business location of choice by foreign and domestic companies.

The Upstate boasts some of the world's most forward-thinking companies and leaders, making it **home to 579+ international companies** representing 35 countries.

1,590,636 POPULATION TOTAL
(↑1.9% from 2022)

\$51,117 PER CAPITA INCOME
(↑1.2% from 2022)

\$212B IN NEW CAPITAL INVESTMENTS
+ 4,455 new jobs

top employers in the region

BMW Manufacturing Corp. 11,000+ employees
Clemson University 10,000+ employees
Greenville County Schools 10,000+ employees
Michelin North America 5,000+ employees

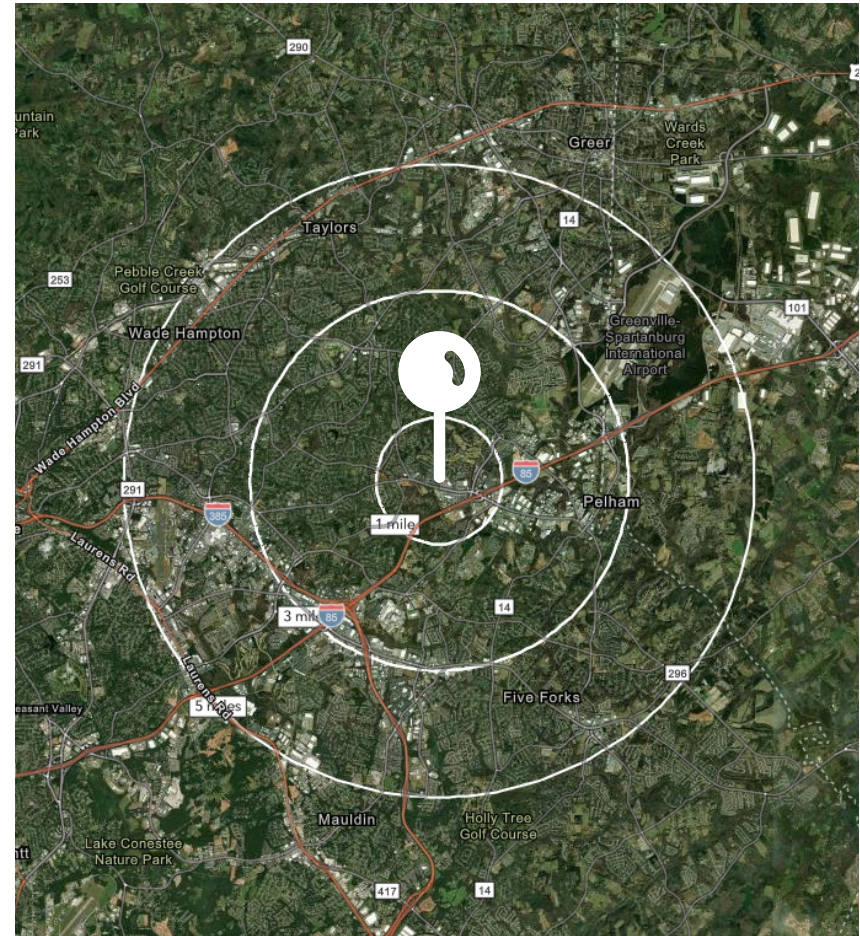


DEMOGRAPHICS

HOUSEHOLDS	1 MI.	3 MI.	5 MI.
2020 Households	3,075	19,043	35,994
2025 Households	3,193	19,975	39,970
2030 Household Projection	3,434	21,443	43,418
Annual Growth 2025-2030	1.47%	1.43%	1.67%
Average HH Income	\$123,238	\$136,384	\$120,767
Per Capita Income	\$55,152	\$56,644	\$52,142
Owner Occupied Households	1,679	14,026	24,471

POPULATION	1 MI.	3 MI.	5 MI.
2020 Population	6,696	47,639	85,253
2025 Population	6,838	48,453	91,849
2030 Population Projection	7,211	51,036	97,838
Annual Growth 2025-2030	1.07%	1.04%	1.27%

HEALTHCARE EXPENDITURES	1 MI.	3 MI.	5 MI.
Total Amount Spent	\$25,414,395	\$176,828,340	\$319,306,016



For more information on this property,
please contact:

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