

**AVAILABLE:** *for sale, lease or build-to-suit*

122 MILESTONE WAY, GREENVILLE . SC 29615



EXCLUSIVELY LISTED BY

  
**PINTAIL**

*conceptual rendering*

## LISTING BROKER



**FALLON HOGAN**

**BROKER**

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864.630.8175



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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**



**LIST PRICE:** \$775,000.00



# PROPERTY LOCATION



Walmart Supercenter



Bottles

Residence INN BY MARRIOTT

extended STAY AMERICA



Pinnacle FINANCIAL PARTNERS

GOODYEAR AUTO SERVICE



CHIPOTLE MEXICAN GRILL

Panera BREAD



WINGATE BY WYNDHAM

FAZIK'S MEDITERRANEAN CAFE

Fairfield BY MARRIOTT



Bank of America

GARLINGTON NORTH BUSINESS PARK

EAST PARK at PELHAM BUSINESS PARK

PELHAM ROAD

MILESTONE WAY

# KEY NEIGHBORHOODS

DEVENGER

SUGAR CREEK

RIVER OAKS

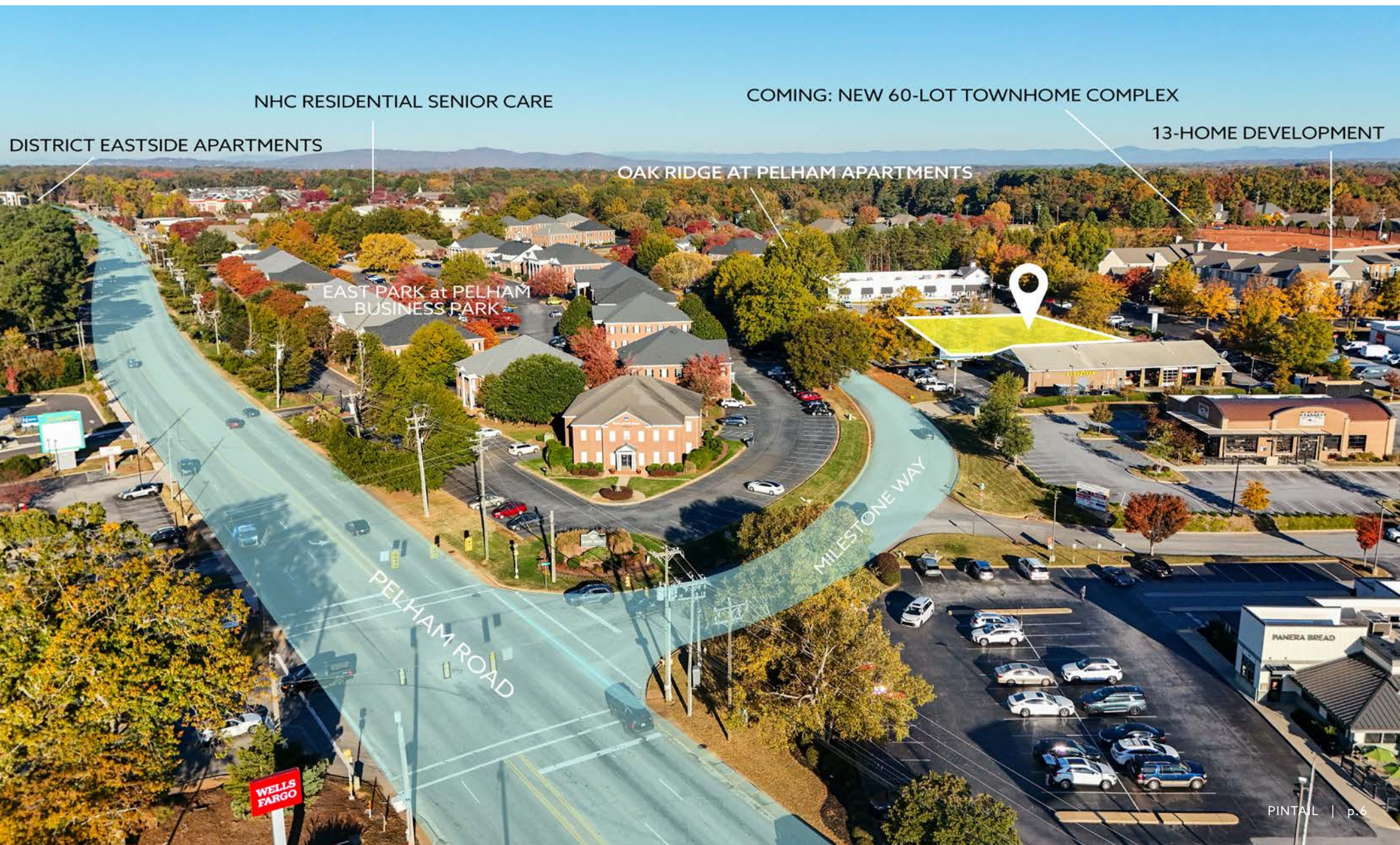
SUGAR MILL

THORNBLADE

FOXCROFT



# RECENT DEVELOPMENT



NHC RESIDENTIAL SENIOR CARE

COMING: NEW 60-LOT TOWNHOME COMPLEX

13-HOME DEVELOPMENT

DISTRICT EASTSIDE APARTMENTS

OAK RIDGE AT PELHAM APARTMENTS

EAST PARK at PELHAM  
BUSINESS PARK

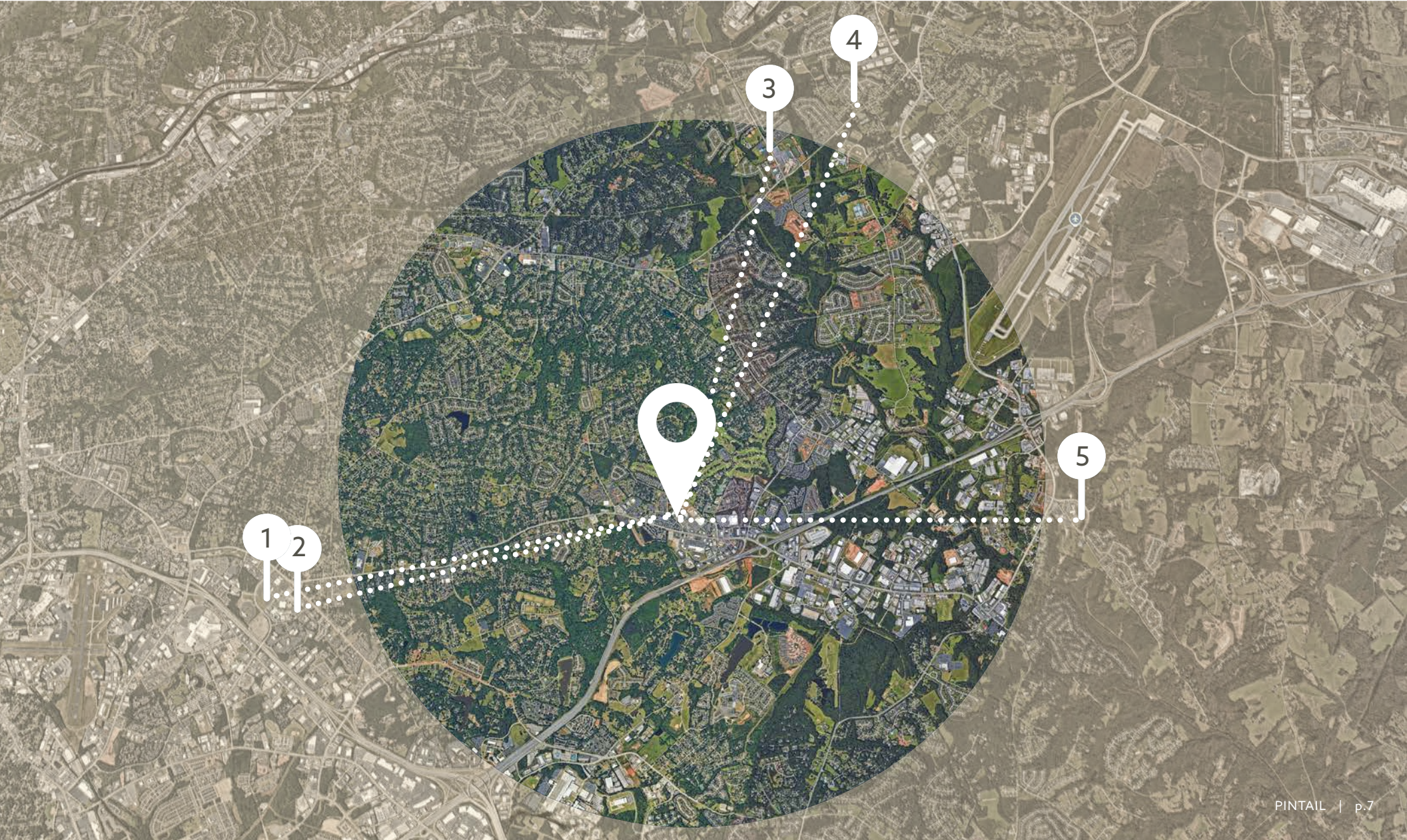
PELHAM ROAD

MILESTONE WAY

WELLS FARGO

# 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



**#4 BEST PLACE TO LIVE IN THE NATION**  
GREENVILLE, SC (U.S. News & World Report)

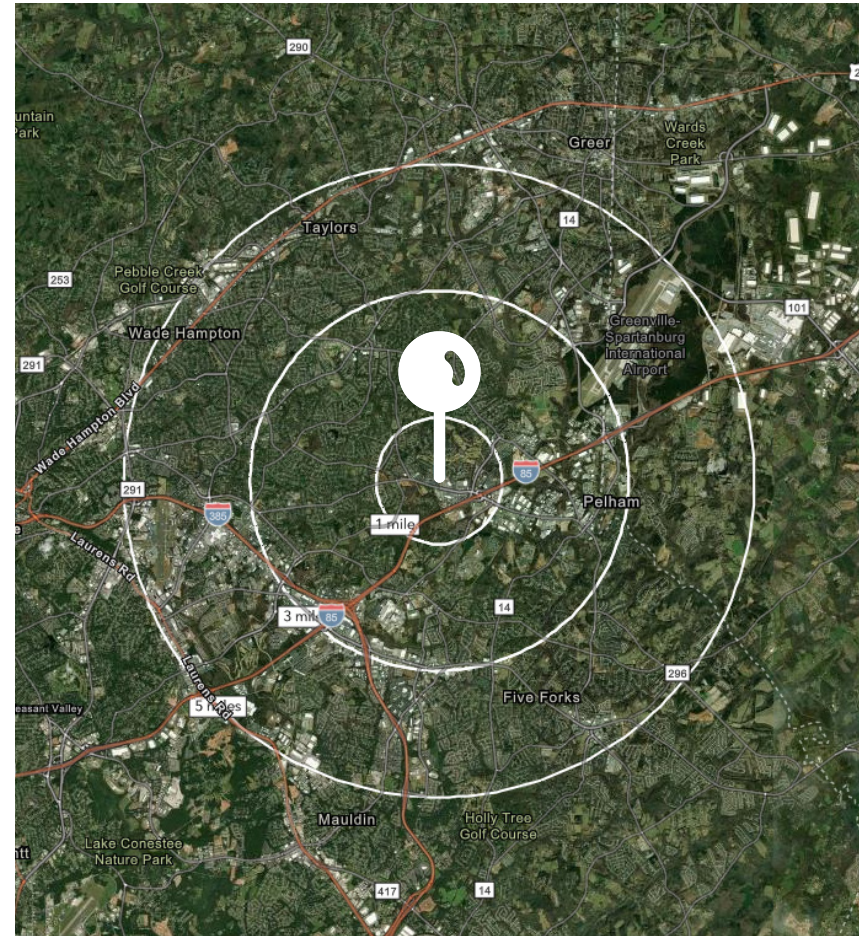


# DEMOGRAPHICS

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.
<b>Total Amount Spent</b>	<b>\$25,414,395</b>	<b>\$176,828,340</b>	<b>\$319,306,016</b>



For more information on this property,  
please contact:

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