

# PUBLIX PAVILION AVAILABLE FOR LEASE



  
PINTAIL

479 BY-PASS 72 NW  
GREENWOOD, SC 29649

## LEASING *contact*



*Reynolds Flowe*

**BROKER**  
reynolds@pintailcre.com  
864.980.8951



*Brian Scurlock*

**SENIOR BROKER**  
bscurlock@pintailcre.com  
864.752.5656



PO BOX 9776 . GREENVILLE SC 29604  
WWW.PINTAILCRE.COM



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# PUBLIX PAVILION

ADDRESS 479 By-Pass 72 NW  
Greenwood, SC 29649

PARCEL ID 6846-099-573, 6846-130-580, 6846-129-545,  
6846-123-560

YEAR BUILT 2015

ACREAGE 11 AC

TOTAL GLA 85,210 SF

5 MILE RADIUM POPULATION 44,000+

PRIME LOCATION

- Located on By-pass 72 NW
- 23,000 VPD
- 5-min. drive to downtown Greenwood
- \$112,504 | 1-mile radius avg. HH income
- 30,669 | 3-mile radius population

HIGHLIGHTS

- Nearby economic drivers
- E-commerce resistant tenant mix
- Positioned along retail corridor
- Potential outparcel development

## *available spaces*

### IMMEDIATELY AVAILABLE

SUITE 4	±1,300 SF
SUITE 11	±1,625 SF
SUITE 19	±1,476 SF

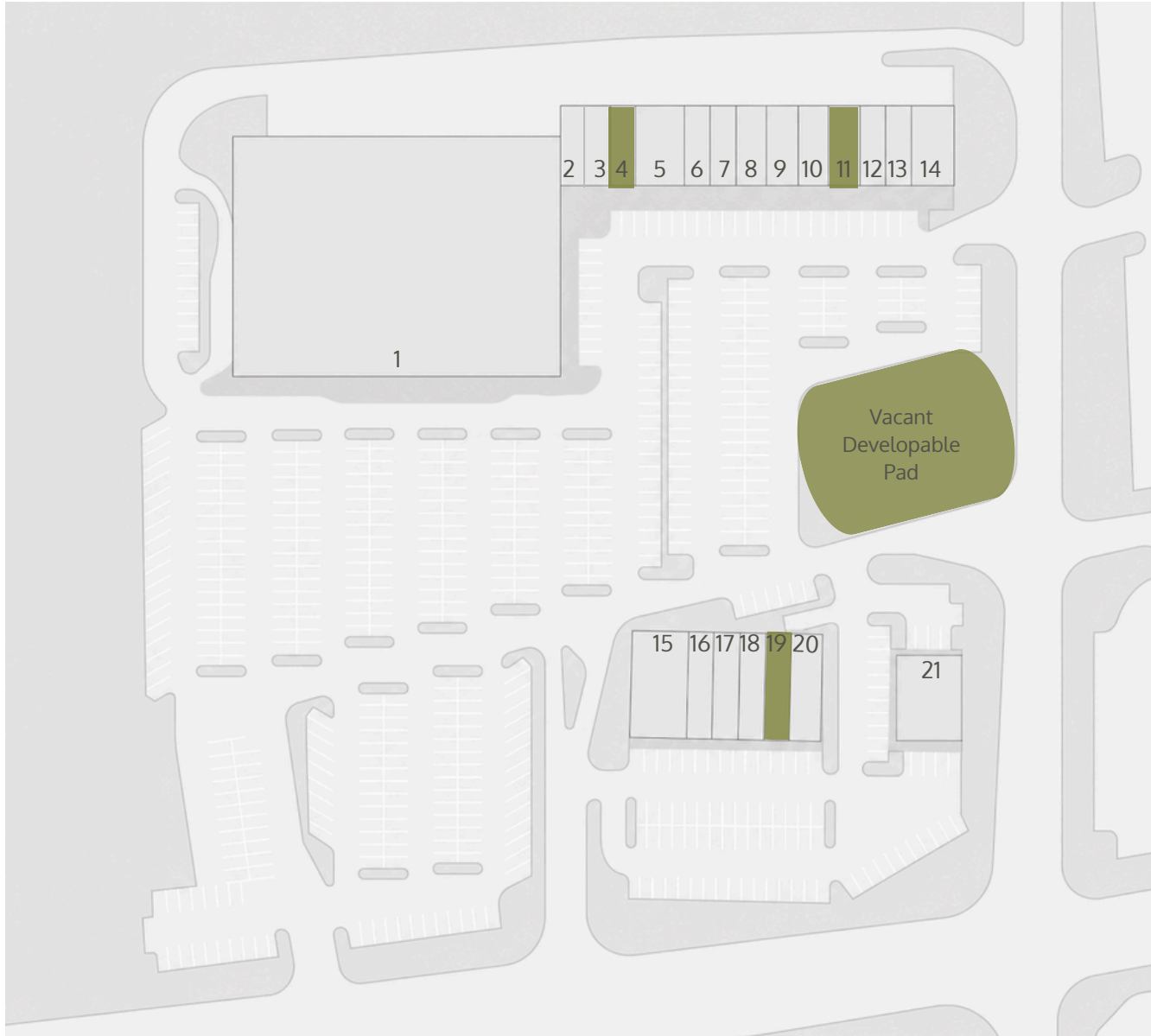
\*contact broker for future additional space available

### RENT

\$30.00 - \$35.00 PSF NNN



# SITE PLAN



## CURRENT TENANTS

No.	Tenant	SF
1	Publix	49,098
2	Hearing Healthcare Center	1,277
3	Stretchzone	1,300
<b>4</b>	<b>Vacant</b>	<b>1,300</b>
5	Triangle Vision	2,600
6	Lendmark Financial	1,300
7	The Joint	1,300
8	Marco's Pizza	1,625
9	Angel Nails	1,625
10	Palm Beach Tan	1,625
<b>11</b>	<b>Vacant</b>	<b>1,625</b>
12	Smoothie King	1,300
13	Red Bowl Asian Bistro	1,300
14	Red Bowl Asian Bistro	2,275
15	China Garden	4,320
16	Wingstop	1,466
17	Jersey Mike's	1,360
18	Sammes Tobacco & Vape	1,360
<b>19</b>	<b>Vacant</b>	<b>1,476</b>
20	Moe's Southwest Grill	2,378
21	AT&T	3,300

SURROUNDING AREA



NORTHSIDE MIDDLE SCHOOL 646 STUDENTS

GREENWOOD HIGH SCHOOL 1,751 STUDENTS

ELEANOR RICE ELEMENTARY 419 STUDENTS



LANDER UNIVERSITY 4,400 STUDENTS



PIEDMONT TECH COLLEGE - LEX WALTERS CAMPUS



DOLLAR GENERAL



EMERALD HIGH SCHOOL 878 STUDENTS

MATTHEWS ELEMENTARY 547 STUDENTS

SELF REGIONAL MEDICAL CENTER 358-BED HOSPITAL



### *about Greenwood*

In recent years, the Greenwood market continues to benefit from steady economic momentum and a strong manufacturing base. The area continues to see job creation driven by advanced manufacturing and distribution, supporting a reliable and growing consumer base. With a low cost of living and favorable business environment, Greenwood attracts both workforce talent and entrepreneurial activity. Its strategic position within the Upstate/CSRA corridor also provides connectivity to larger regional hubs, enhancing long-term growth potential for retailers.



±1,527

households within a 1-mile radius

↑18.8% from 2000

\$41.2 M

annual consumer spending  
within a 1-mile radius

\$82K avg annual  
household income





## AREA DEMOGRAPHICS

2025	0 - 1 MILE	1 - 3 MILE	3 - 5 MILE
POPULATION	4,087	31,024	44,176
PROJ. ANNUAL GROWTH (2025 - 2030)	0.3%	0.3%	0.2%
HOUSEHOLDS	1,527	12,744	17,927
HOUSEHOLD INCOME	\$82,723	\$75,313	\$73,684
MEDIAN HOME VALUE	\$244,628	\$211,866	\$198,514
MEDIAN AGE	31.3	35.9	36.4

\*Source: CoStar



*for more information on the retail spaces available, please contact:*

REYNOLDS FLOWE  
BRIAN SCURLOCK

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