

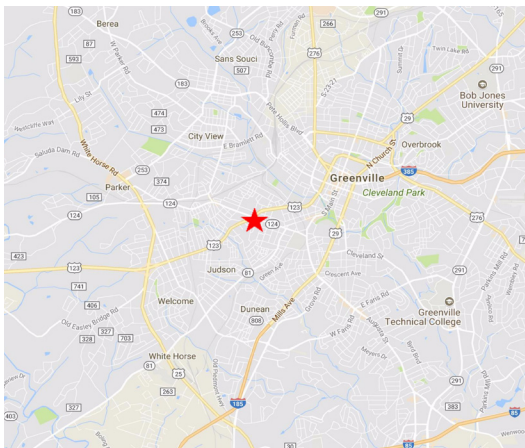
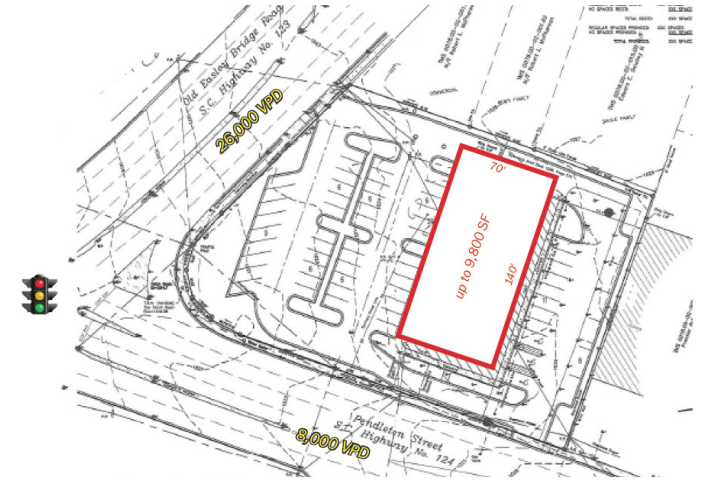
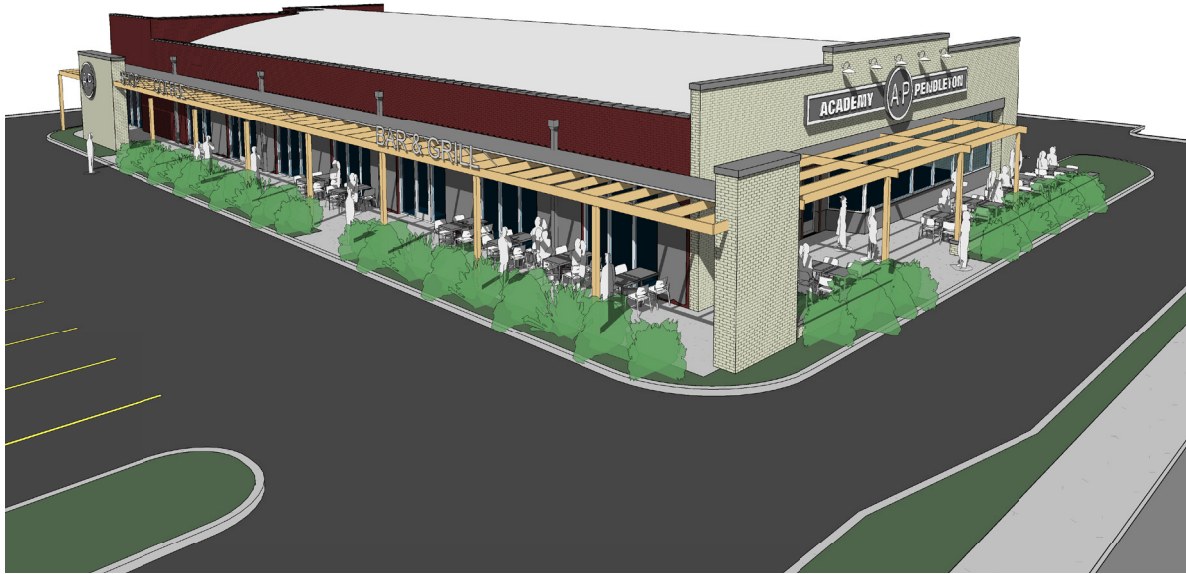


PENDLETON @ ACADEMY

Greenville, SC 29601

Brayden Wynn
direct: 864.752.0304
bwynn@collettre.com

Bill Runge
direct: 864.752.0301
wrunge@collettre.com



220 N MAIN STREET, STE 315
GREENVILLE, SC 29601
864.752.0300 | WWW.COLLETTRE.COM

DEMOGRAPHIC SNAPSHOT (2017)

	1 mile	2 mile	3 mile
Population	9,770	35,513	73,522
Projected Pop. (2022)	11,199	40,016	82,015
Avg. Household Income	\$39,644	\$56,640	\$59,536

TRAFFIC COUNTS

S. Academy Street	26,000
Pendleton Street	8,000

PROPERTY DETAILS

- Up to 9,800 SF available with open span wooden roof truss
- Prime freestanding location
- 63 onsite parking spaces
- At key intersection of downtown's emerging Village of West Greenville
- .3 miles from St. Francis Downtown Hospital - 245 beds
- Half a mile from Greenville Drive Stadium (Fluor Field)
- Unique opportunity to utilize historic building/architecture

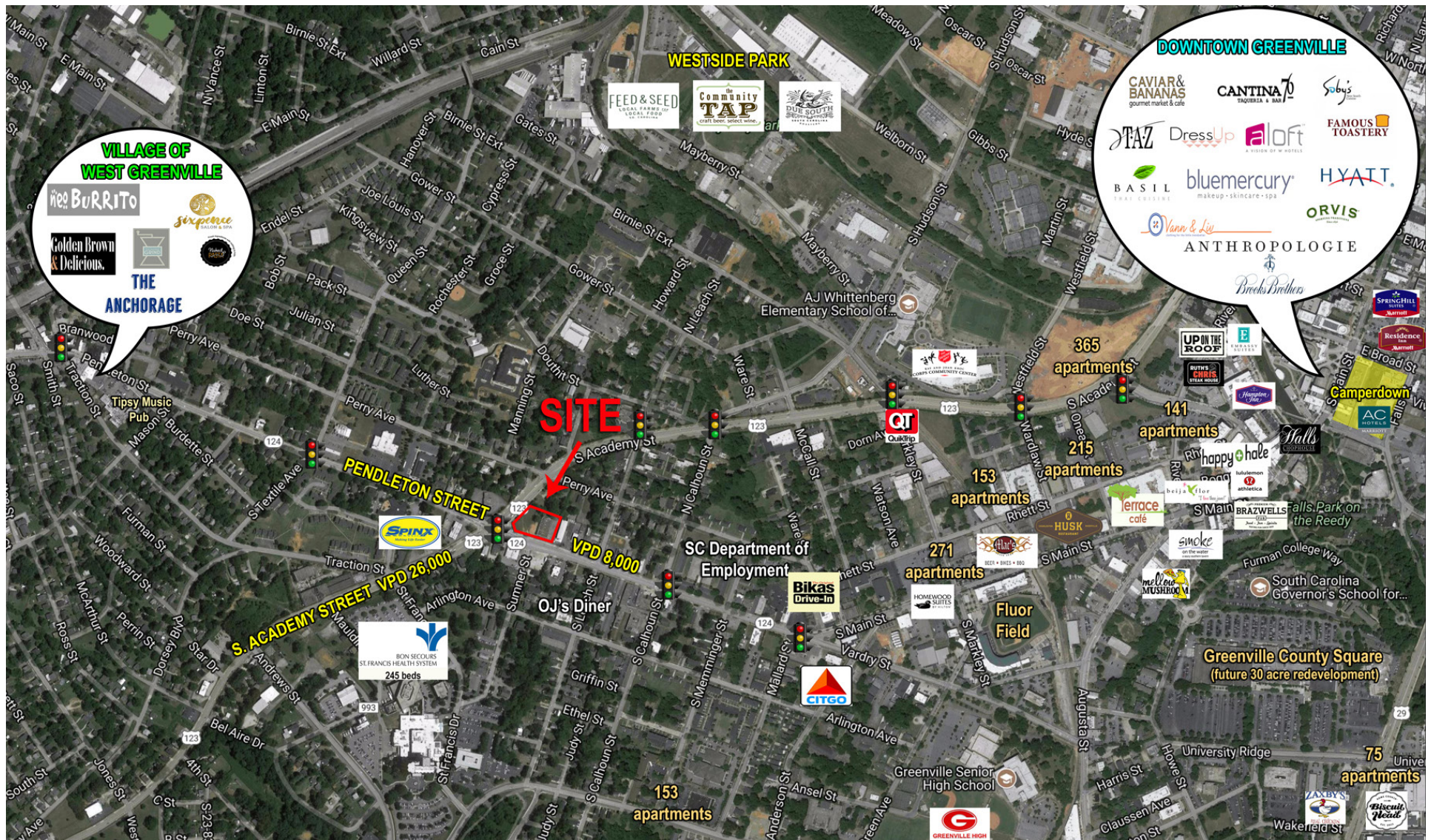




PENDLETON @ ACADEMY AERIAL

Brayden Wynn
direct: 864.752.0304
bwynn@collettre.com

Bill Runge
direct: 864.752.0301
wrunge@collettre.com



220 N MAIN STREET, STE 315
GREENVILLE, SC 29601
864.752.0300 | WWW.COLLETTRE.COM





PENDLETON @ ACADEMY SITE PLAN

Brayden Wynn
direct: 864.752.0304
bwynn@collettre.com

Bill Runge
direct: 864.752.0301
wrunge@collettre.com

