

# RETAIL INVESTMENT PROPERTY



## FULLY LEASED INVESTMENT SALE

219 Pelham Road,  
Greenville,  
South Carolina

SCOTT BURGESS  
864 527 5434  
scott.burgess@colliers.com

LANCE BYARS  
864 527 5404  
lance.byars@colliers.com



### Key Features/Highlights

- > Publix outparcel
- > ±8,100 SF
- > 100% leased
- > Strong tenants and credit
- > Significant term remaining on leases
- > Highly visible location on strong corridor
- > **Price: \$2,102,620**
- > **CAP Rate: 7.25%**
- > Email brokers for Offering Memorandum

### Tenants

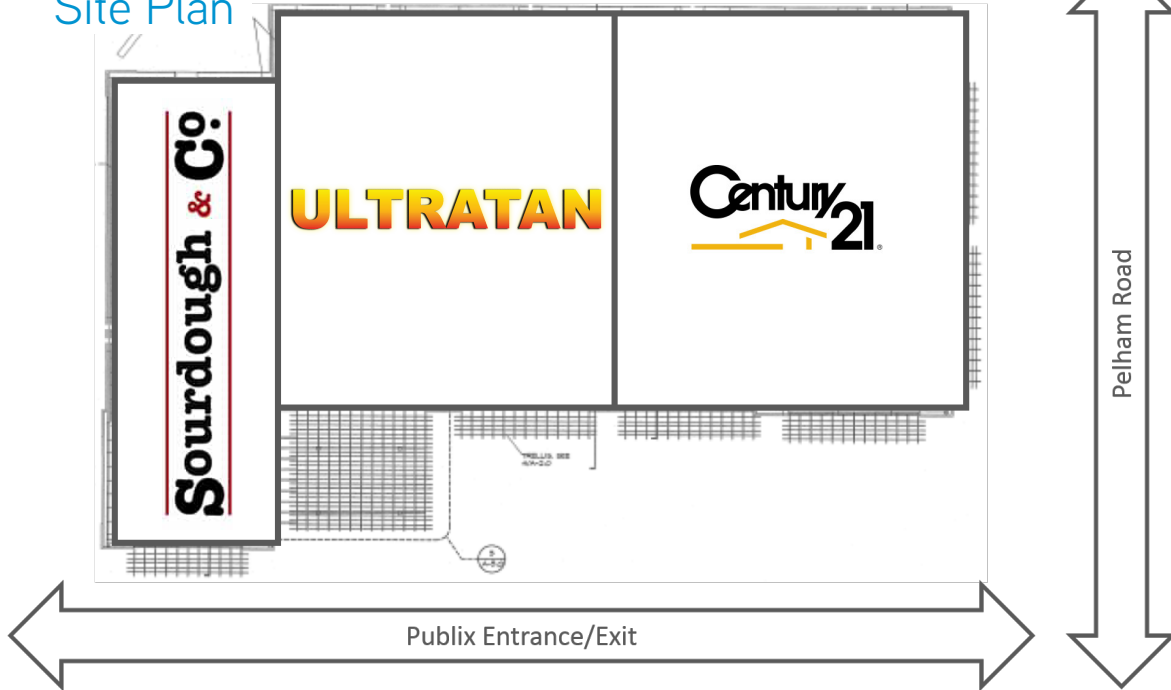


**Sourdough & Co**

**ULTRATAN**



### Site Plan



### Demographics (2017)

	1-MILE	3-MILE	5-MILE
POPULATION	11,878	68,840	168,490
AVERAGE HH INCOME	\$56,436	\$68,194	\$70,640
HOUSEHOLDS	5,857	30,104	71,420

### Traffic Count (2017)

 21,300 VPD - Pelham Road  
 17,600 VPD - E. North Street

### Contact Us

**SCOTT BURGESS**  
 864 527 5434  
[scott.burgess@colliers.com](mailto:scott.burgess@colliers.com)

**LANCE BYARS**  
 864 527 5404  
[lance.byars@colliers.com](mailto:lance.byars@colliers.com)