







SC 14

AVAILABLE  
Parcel 2  
±1 acre



Coming Soon: Convenience Store & Restaurant

SC 14

AVAILABLE  
Parcel 3  
±1.44 acres

±0.4 miles to I-85

R&D Flex Industrial

±22,000 vehicles per day



# PELHAM CROSSING

## PAD-READY RETAIL

Development-ready retail sites located at signalized intersection directly across from Pelham Medical Center



Colliers

±0.4 miles to I-85

SC 14

SW  
SEAMONWHITESIDE

Site plan may be modified and sites subdivisible to suit based on need

±22,000 vehicles per day

AVAILABLE  
Parcel 3  
±1.44 acres

Coming Soon: Convenience  
Store & Restaurant

REFLOR

Crossings One: ±31,422 SF  
R&D flex industrial/office

Crossings Two: ±40,156 SF  
R&D flex industrial/office

RENEWAL  
WANDERSEN

ROYAL  
FARMS

SOUTHERN  
BANK

AVAILABLE  
Parcel 2  
±1 acre

# PELHAM CROSSING

±2.5 acres remaining for retail development  
in high-traffic area

- Development-ready pads (±0.5 and up)
- Ideal for retail, quick service/fast casual or full-service restaurant
- Infrastructure in place and compacted pad-ready
- Signalized intersection shared with Pelham Medical Center
- ±0.4 miles from I-85 (±107,800 VPD) with interstate logo sign opportunity
- Close proximity to major employers
  - Pelham Medical Center (±300,000 annual patients)
  - BMW (North American HQ)
  - Michelin (North American HQ)
  - ScanSource (Worldwide HQ)
  - Synnex (Regional HQ)

Contact broker for pricing



General  
retail



Coffee shop/  
drive-thru



Fast-casual/  
drive-thru



Full-service  
restaurant

Address	2720 SC-14, Greer, SC 29650
Total park size	±22-acre mixed use development
Infrastructure	Roads, curb, gutter, stormwater
Frontage	±2,600' on Hwy 14
Current Zoning	C2 Commercial
Access	Signalized intersection with turn lane
Utilities	All available on-site

# PELHAM CROSSING

## 3-mile radius



2021  
Population  
26,320

2026 Projected  
Population  
28,250



2021 Average  
HH Income  
\$133,434

2026 Projected Avg  
HH Income  
\$146,077



2021 # of  
Households  
10,077

2026 Projected #  
of Households  
10,812

## 5-mile radius



2021  
Population  
99,096

2026 Projected  
Population  
106,358



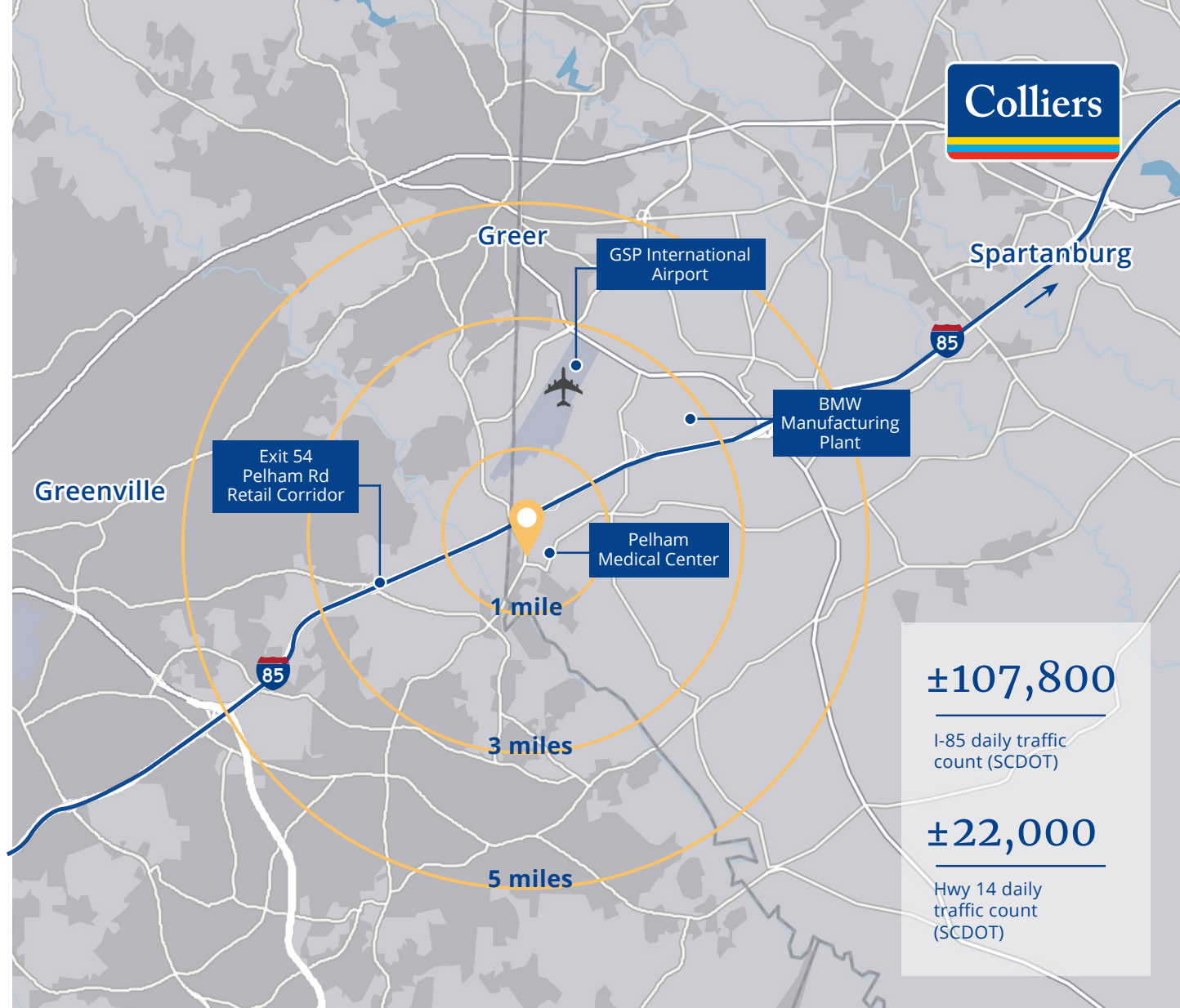
2021 Average  
HH Income  
\$116,937

2026 Projected Avg  
HH Income  
\$129,338



2021 # of  
Households  
37,697

2026 Projected #  
of Households  
40,421



**±107,800**

I-85 daily traffic  
count (SCDOT)

**±22,000**

Hwy 14 daily  
traffic count  
(SCDOT)

**±120,700**

Daytime population  
(5-mile radius)

**\$75,400**

Median  
disposable income  
(3-mile radius)

**16%**

Avg. household  
income expected  
to grow by 2025  
(3-mile radius)

**1.5%**

5-year household &  
population growth  
rate (3-mile radius  
2020-25 / 0.75%  
national avg)

**±300,000**

Annual patient  
visits at Pelham  
Medical Center

**±2.6 million**

Passengers served  
annually at GSP  
International Airport





**GREENBERG GIBBONS**

**53**

years in  
business

**5.5 million SF**

assets under  
management

**2.8 million SF**

currently under  
development

**45**

properties

**500+**

clients

## About the Developer

**Greenberg Gibbons** has been the Mid-Atlantic region's premier **developer, owner, operator, and investor** of mixed-use, town center, and retail shopping centers for over 50 years. The company has acquired, developed, and managed **over 10 million square feet of mixed-use projects** with institutional partners which include award-winning development and revitalization projects such as Hunt Valley Towne Centre, Annapolis Towne Centre, The Village at Waugh Chapel, Waugh Chapel Towne Centre, Towne Centre at Laurel, Foundry Row,

and Towson Row.

GGC also acquired, developed, and operates successful neighborhood shopping centers including Edgewater Village Center, Reisterstown Shopping Center, and Turf Valley Towne Square.

**Greenberg Gibbons remains bullish on strategic growth** through its four platforms: Retail, Mixed-use, Fund Acquisition, and Class A Flex. Greenberg Gibbons began developing flexible commercial buildings in 2020.





# PELHAM CROSSING

## PAD-READY RETAIL

### Contacts

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