



GREENBERG GIBBONS



# PELHAM CROSSING DEVELOPMENT-READY RETAIL

2720 SC Hwy 14, Greer, SC 29650

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# Former Bank Building

Lease Rate

\$24.00

PSF NNN

## Property details

Former credit union building with on-site parking, drive-thru teller and multiple points of entry/exit

Address	2718 Westmoreland Rd, Greer, SC
Acreage	±1.3 acres
Building Size	±4,850 SF (sub-divisible up to 2 units of ±1,250 SF ±3,600)
Signage	Existing monument signage on US Hwy 14 available
Parking	Ample on-site surface parking for customers & employees
Frontage	400' on SC Hwy 14
Year Built	2007



# Former Bank Building

Colliers

## For Lease

Subdivisible former bank building with two separate units

### Suite A

±3,600 SF

7 private offices

M/W restrooms

Break room/kitchen

Lobby area

Vault

Teller station

File/multi-purpose room

IT/utility room

4 drive-thru teller/ATM lanes (covered)

### Suite B

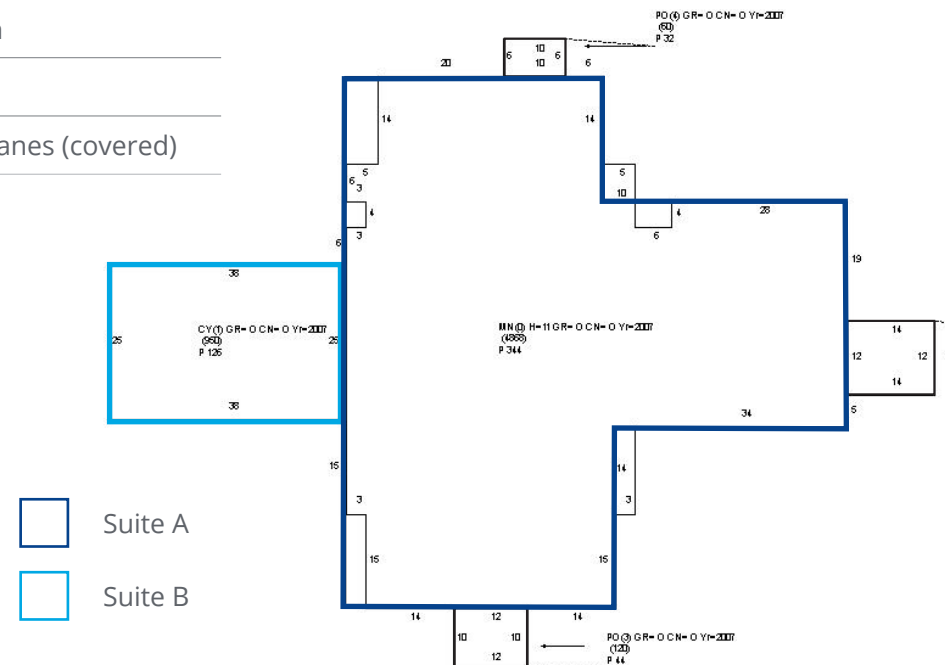
±1,250 SF

Me/W restrooms

Break room/kitchen

1 drive-thru lane

Large open area



# Demographics

2720 SC Hwy 14, Greer, SC

## 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



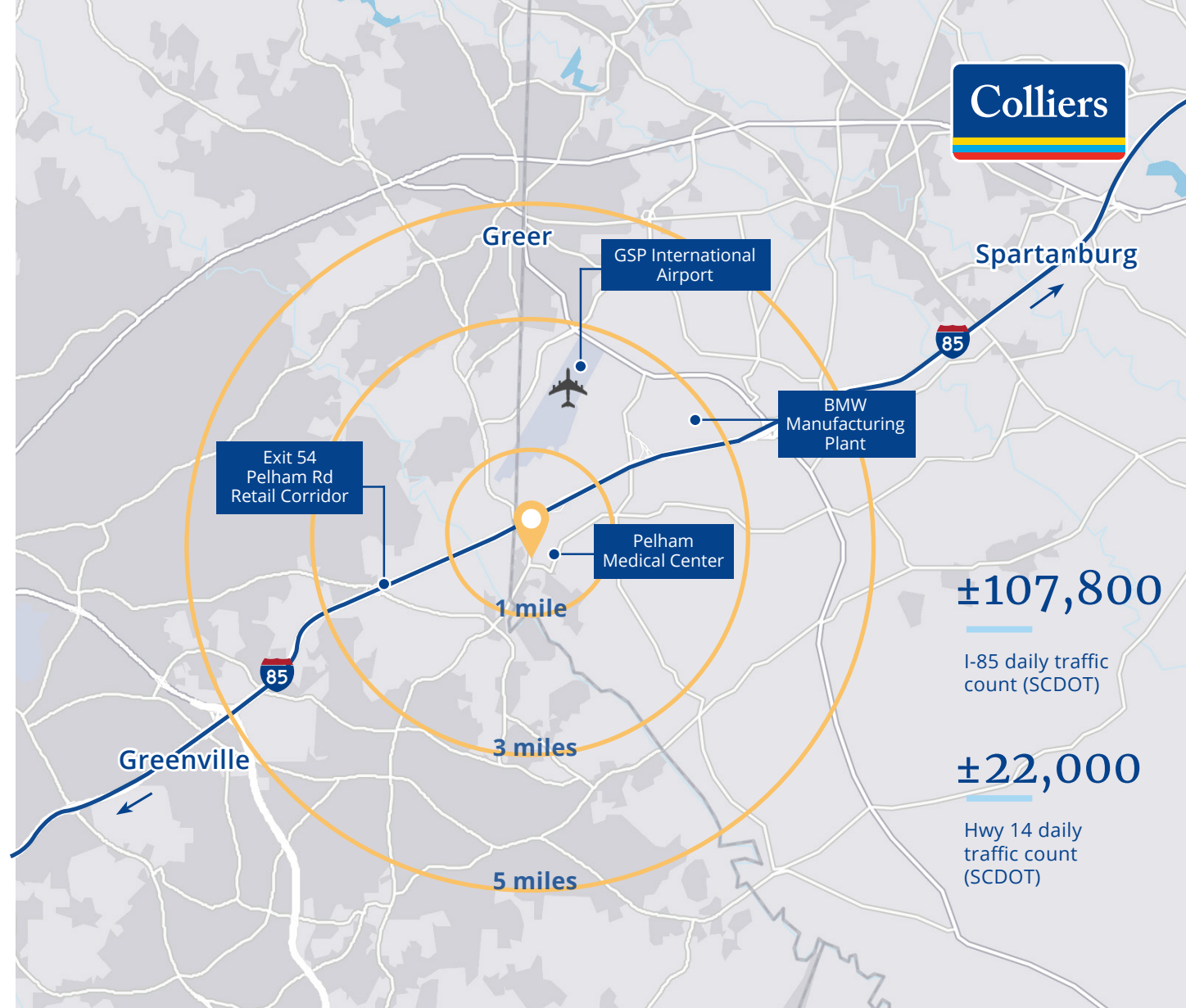
2021 Average  
HH Income  
\$116,937

2026 Projected Avg  
HH Income  
\$129,338



2021 # of  
Households  
37,697

2026 Projected #  
of Households  
40,421



±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.

GGB 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.



# Contacts

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