

# FOR LEASE

New Grocery-Anchored  
Shopping Center

## The Shoppes of Pelham



2702 PELHAM ROAD, GREENVILLE, SC 29615

### THE SHOPPES OF PELHAM

is a new 66,650 square foot Lowes Foods anchored center under construction in Greenville, South Carolina.

The center is located on Pelham Road, a premier shopping and dining destination in Greenville.

The Shoppes of Pelham is surrounded by high-income residential neighborhoods and has easy access to Interstate 85.



### OPPORTUNITIES AVAILABLE

Restaurant  
Space

Small Shop Space

0.72 Acre  
Outparcel

### TRAFFIC COUNTS

17,386 VPD

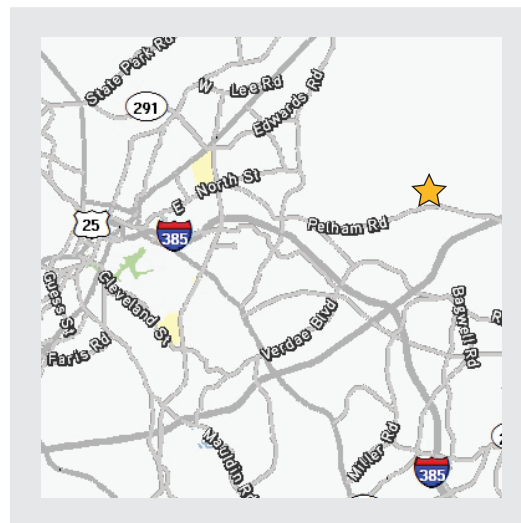
West of The Shoppes of Pelham  
on Pelham Road

19,900 VPD

East of The Shoppes of Pelham  
on Pelham Road

124,990

VPD on I-85



### DEMOGRAPHICS (2016)

	1-Mile	3-Mile	5-Mile
Total Population	7,451	55,863	138,818
Total Households	3,127	23,349	55,812
Average Household Income	\$91,818	\$87,864	\$82,255
# of Employees	3,119	44,055	92,189
# of Businesses	223	2,628	6,461



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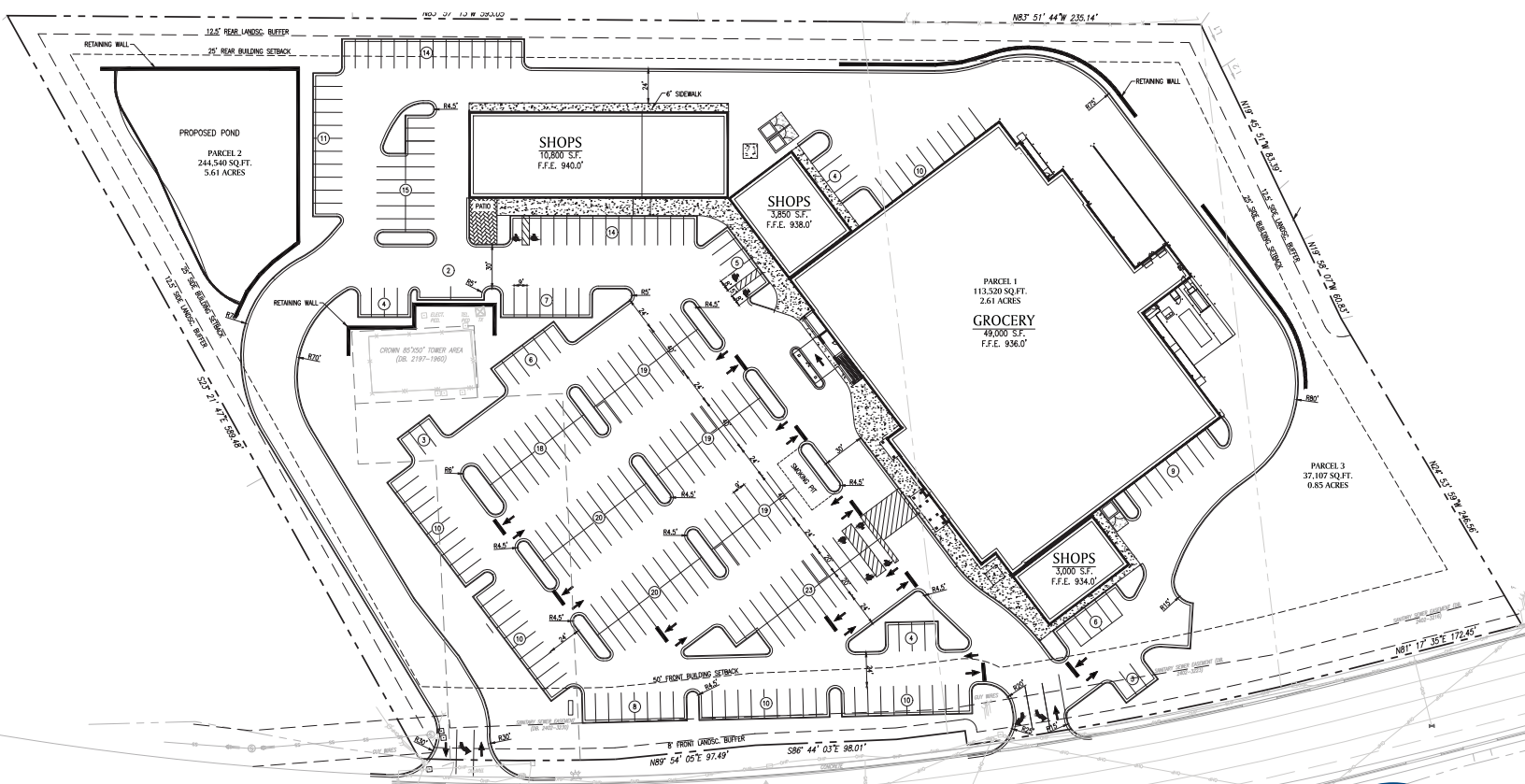
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# Proposed Site Plan



Aerial



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