

# PELHAM HILLS

3714 Pelham Road | Greenville, SC 29615



**2,053 SF**  
**Available For Lease**

## PROPERTY HIGHLIGHTS

- Full access via Pelham Road as well as signalized intersection cross-access through Chick-Fil-A
- Pylon Signage Available
- Co-tenants include Tropical Smoothie Cafe, Moe's Southwest Grill, Massage Envy, Jimmy John's, Wild-flower Cupcakes, Rio Body Wax, Scorintino's, and Joy of Tokyo
- Cross-access with Pelham@85 shopping center anchored by Earth Fare, Pet Supermarket and Sola Salons
- National co-tenancy corridor - nearby retail/ restaurants include Walmart Supercenter, Lowe's Foods, Chipotle, Panera Bread, Taco Bell, Truist, Starbucks, Chase Bank, Logan's Roadhouse, Top Golf, California Dreaming, and Chophouse '47.
- Pelham Road traffic counts - 23,718 VPD

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Population Density	5,963	53,221	140,862
Average HH Income	\$110,847	\$136,159	\$126,393
Households	2,772	21,900	59,632

EXCLUSIVE AGENT  
**PATRICK BENTLEY**  
patrick@highpoint-realestate.com  
**770.462.0055**

**Highpoint**  
REAL ESTATE



# Site Plan | 3714 Pelham Road Greenville, SC 29615



SUITE	TENANT	SF
3700	Moe's	2,400
3701	Tropical Smoothie Cfe	1,584
3710	Joy of Tokyo	2,400
3712	Chop Barbershop	1,250
3712A	Pedispa & Nails	982
3714-16	Massage Envy	2,962

3720	Rio Body Wax	1,200
3722	Grail Central Shoes	2,053
3728	Available	2,053
3730	Wildflower Cupcakes	1,363
3734	Sciortino,s Pizzeria	2,600
3740	Palm Beach Tan	2,000
3744	Jimmy John's	2,000



# Property Photo | 3714 Pelham Road Greenville, SC 29615





