

INVESTMENT PROPERTY FOR SALE

2709 Pelham Rd, Greenville, SC



TENANTS	SF	LEASE EXP.
AFC URGENT CARE BON SECOURS	3,336	3/24/26
CORA HEALTH	2,207	9/14/24

OFFERING DETAILS

PURCHASE PRICE	\$2,250,547	BUILDING AGE	2018
PURCHASE CAP RATE	7.5%	PARKING	24
CURRENT NOI	\$168,791	ZONING	NC
TAX MAP #S	05330401011325	TRAFFIC COUNTS	23,600 (Pelham Road)
BUILDING SIZE	5,125		
PROPERTY TYPE	Condo*		

*Lower level unit for sale fronting Pelham Rd.
Upper level unit is owned by adjacent church - not included in sale.

CONTACT US

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DEMOGRAPHICS

2 MILES

3 MILES

5 MILES

2023 Population

26,311

53,123

141,045

Avg. Household Income

\$111,912

\$111,314

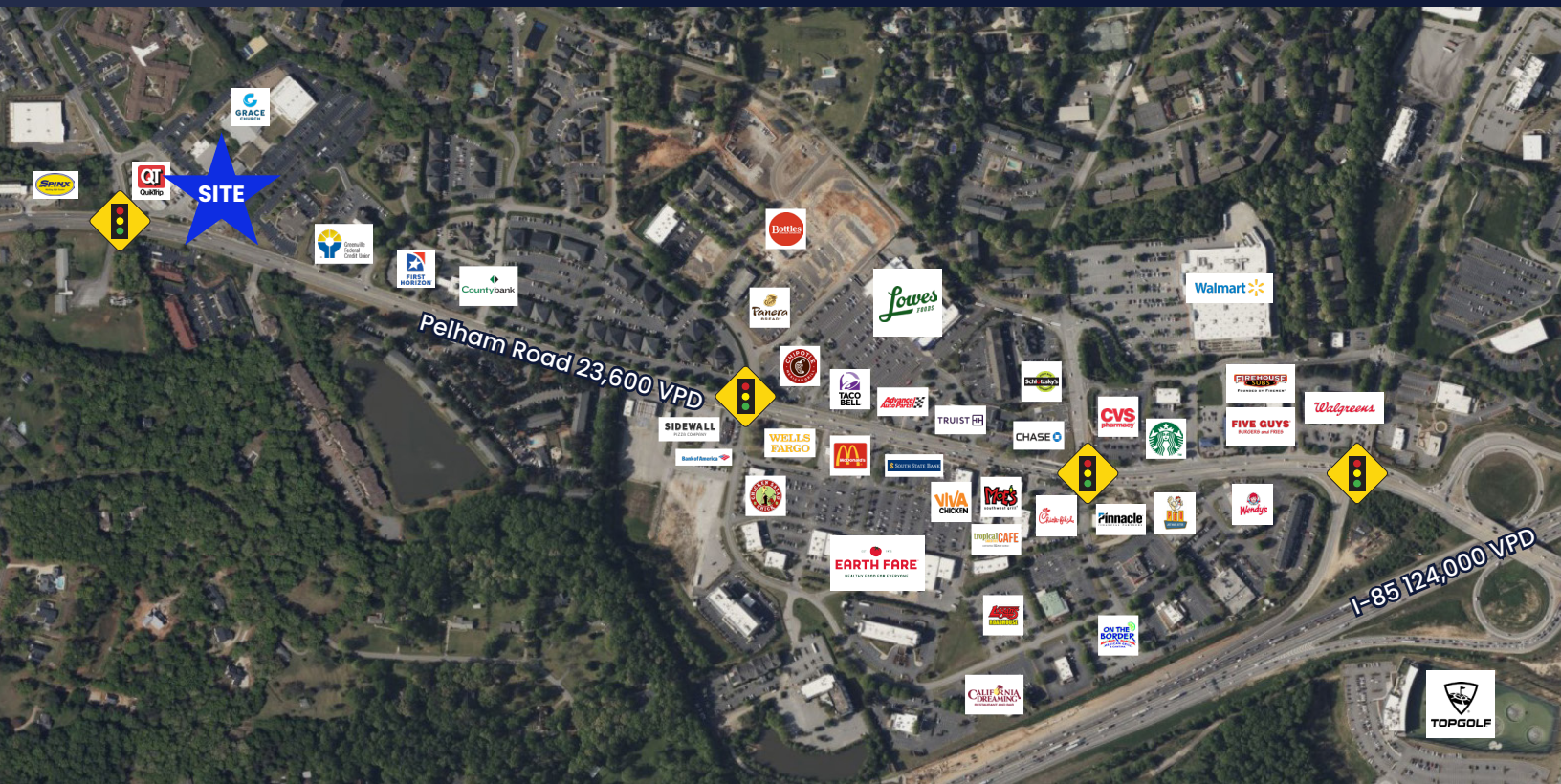
\$102,758

2023 Households

11,216

22,654

58,647



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