

**2709 Pelham Rd | Ste 100**

**Greenville, SC 29615**



**FOR LEASE: MEDICAL OFFICE SUITE**

**±3,349 SF**

**\$30.00/SF NNN**

**BENJI SMITH, CCIM**  
**COMMERCIAL SALES & LEASING**

**864-414-2281**  
**benjismith@flagshipsc.com**



\* Turnkey Medical Office

👤 7 Exam Rooms

👤 Reception / Waiting Area

🏥 Nurse Station

🏥 2 Triage Rooms

🦋 X-Ray Room

🏥 Procedure Bay

🔬 Lab

🚻 5 Restrooms (2 w/ specimen pass-throughs)

🏢 Touchdown Office & Admin Office

📍 Pelham Road Frontage



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<b>Demographic Indicator</b>	<b>1 Mile Radius</b>	<b>3 Mile Radius</b>	<b>5 Mile Radius</b>
2025 Estimated Population	7,175	57,406	152,642
2030 Projected Population	7,642	61,267	164,126
Projected Pop Growth (2025 - 2030)	6.51%	6.73%	7.52
Median Age	41.3	40.7	38.9
Avg. Household Income	\$115,414	\$121,618	\$115,966
Median Household Income	\$87,228	\$94,626	\$89,394
Owner-Occupied Households	60.17%	62.87%	60.99%