

**AVAILABLE - Specialty Retail**  
**Pelham Hills Shopping Center**  
**Pelham Road and East Beacon Drive, Greenville, SC**



**Hughes Commercial Properties, Inc.**

935 S. Main Street  
 Suite 202  
 Greenville, SC 29601

864-233-0079 (Phone)

864-233-2093 (Fax)

For more information contact:

**Cortney Carter**

**Bill Runge**

[www.hughescommercial.com](http://www.hughescommercial.com)



| <b>DEMOGRAPHICS</b>                | <b>1-Mile</b> | <b>3-Miles</b> | <b>5-Miles</b> |
|------------------------------------|---------------|----------------|----------------|
| Population 2010 Estimate           | 4,083         | 46,893         | 116,539        |
| Growth 2000 – 2010                 | 35.38%        | 29.90%         | 29.92%         |
| 2010 Est. Average Household Income | \$99,995      | \$95,370       | \$80,746       |

No Warranty or representation, expressed or implied is made as to the accuracy of the information contained herein and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice and to any special listing conditions imposed by our principals.

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**OFFERING HIGHLIGHTS**

- **Retail/Restaurant/Hotel Corridor**
- **Signalized Intersection**
- **Rental Rate - \$24.00/SF NNN**
- **Interstate Proximity (Interstate 85)**
- **2,053 SF & 1,363 SF Space Available**

**Retailers include: Moe's Southwest Grill, Ultra Tan, Lenny's Sub Shop, Beadle's Etc., Mariani's Boutique, Massage Envy, Joy of Tokyo, Sprint, PediSpa & Nails, Sciortino's Trattoria & Pizzeria, 9 Round**