

# North Hills Medical Center

## 800 PELHAM ROAD

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GREENVILLE, SC 29615

Up to  $\pm 13,147$  SF of Medical/Office Space Available









## 800 Pelham

### Property Highlights:

- Excellent Location Neighboring Prisma and Bon Secours Medical Campuses on the Eastside
- Marquee Signage Opportunity on Pelham Road
- 2nd Generation Space, Former Clinical Lab Space
  - Existing Clinical Infrastructure can be Repurposed for New Use
- Free Surface Parking Available On-Site
  - Parking Ratio: 4.93 per 1,000 SF

**BUILDING SIZE:**  
±46,932 SF

**AVAILABLE SPACE:**  
±3,016 - ±13,147 SF

**YEAR BUILT:**  
1985

**LEASE RATE:**  
\$20.00/NNN

# 3

### FLOORS

Approximately 16K floorplates that can be demised

# 2

### MAJOR HOSPITAL SYSTEMS

800 Pelham Neighbors Bon Secours and Prisma Eastside Campuses

# 13.1k

### SQUARE FEET

Of Office/Medical Space Available for Lease

# 50+

### RESTAURANTS

Within short driving distance





### Marquee Visibility.

Signage Opportunity with Excellent Exposure.



### Major Hospital System.

Neighboring Prisma and Bon Secours Medical Campuses.



### Premier Location.

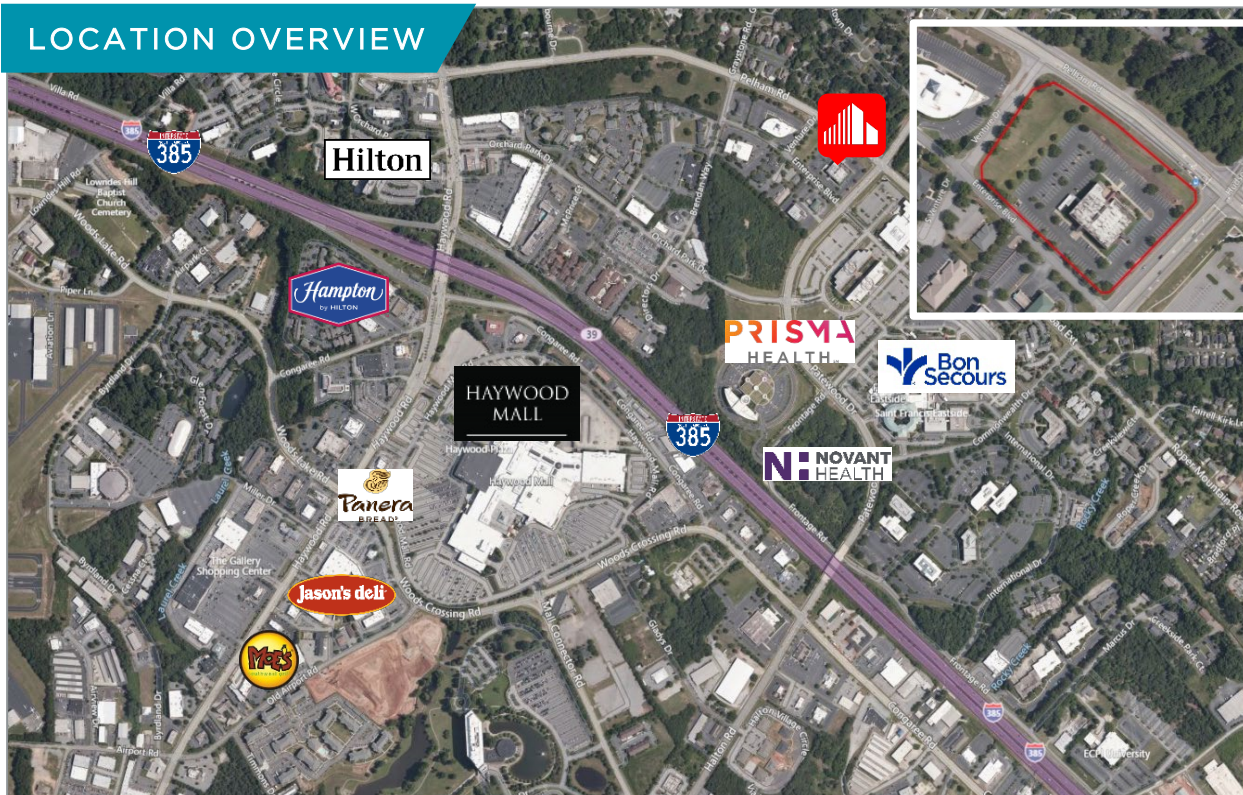
Convenient Proximity to I-385 and I-85.



### Amenities.

Adjacent to Retail and Hospitality Corridor.

## LOCATION OVERVIEW



## Demographics

	1 Mile	3 Miles	5 Miles
Population	6,870	69,462	181,433
No. of Households	3,624	31,215	79,639
Median HH Income	\$73,537	\$72,963	\$78,599
Daytime Population	19,745	103,854	256,009
# Businesses	1,089	4,687	11,753
Total Health Care	\$23,007,179	\$208,926,017	\$595,708,794
Health Insurance	\$14,906,868	\$135,510,227	\$386,576,650
Lab Tests/X-Rays	\$257,422	\$2,375,128	\$6,780,455
Other Medical	\$119,261	\$1,085,302	\$3,108,651
Physician Services	\$1,015,515	\$9,258,556	\$26,294,279



# FLOORPLAN

PATEWOOD DRIVE

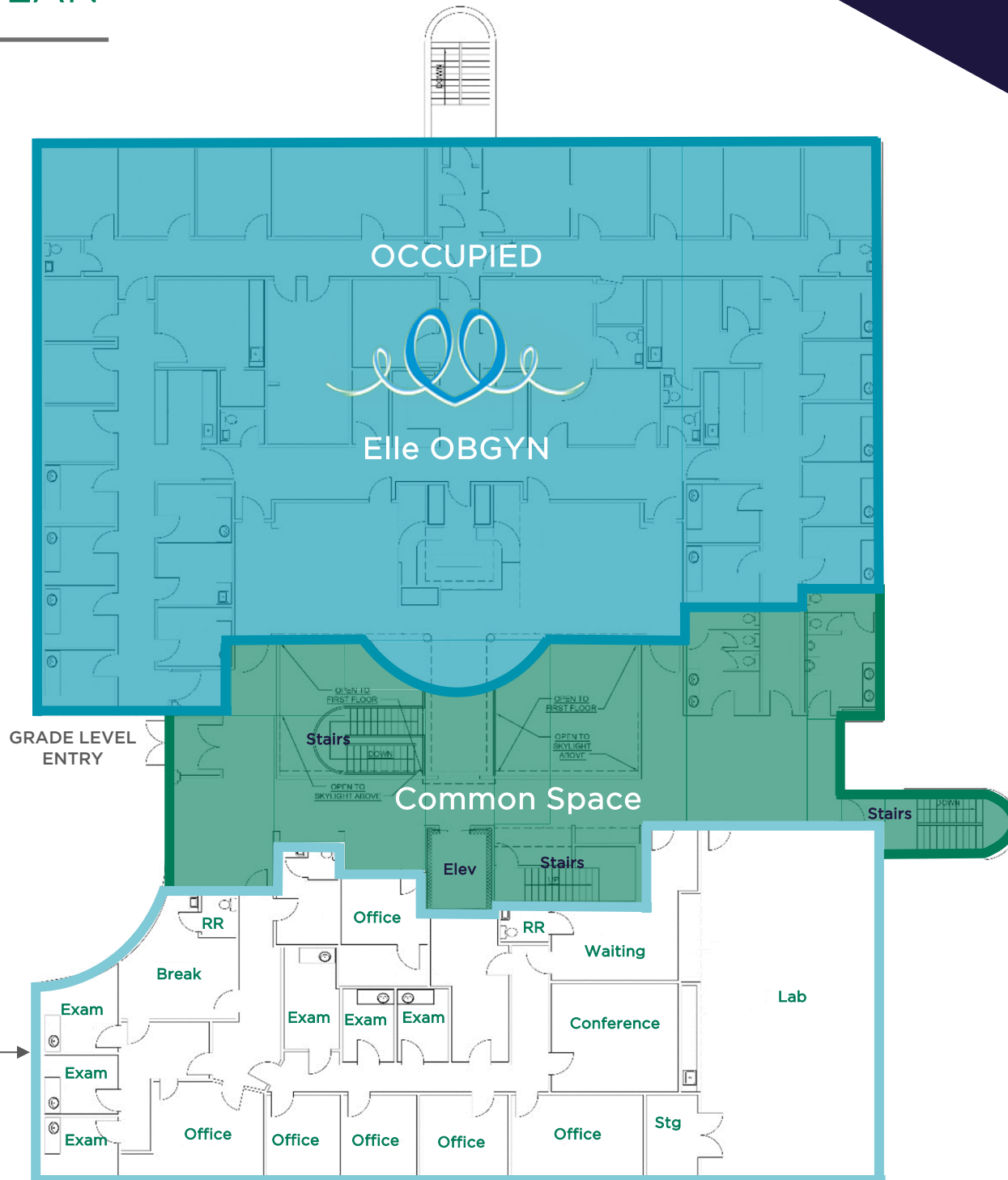
## Floor 2

±5,331 SF  
Available

PELHAM ROAD

ENTERPRISE BLVD  
(Parking Lot Entrance)

POTENTIAL  
SPACE  
±5,331 SF



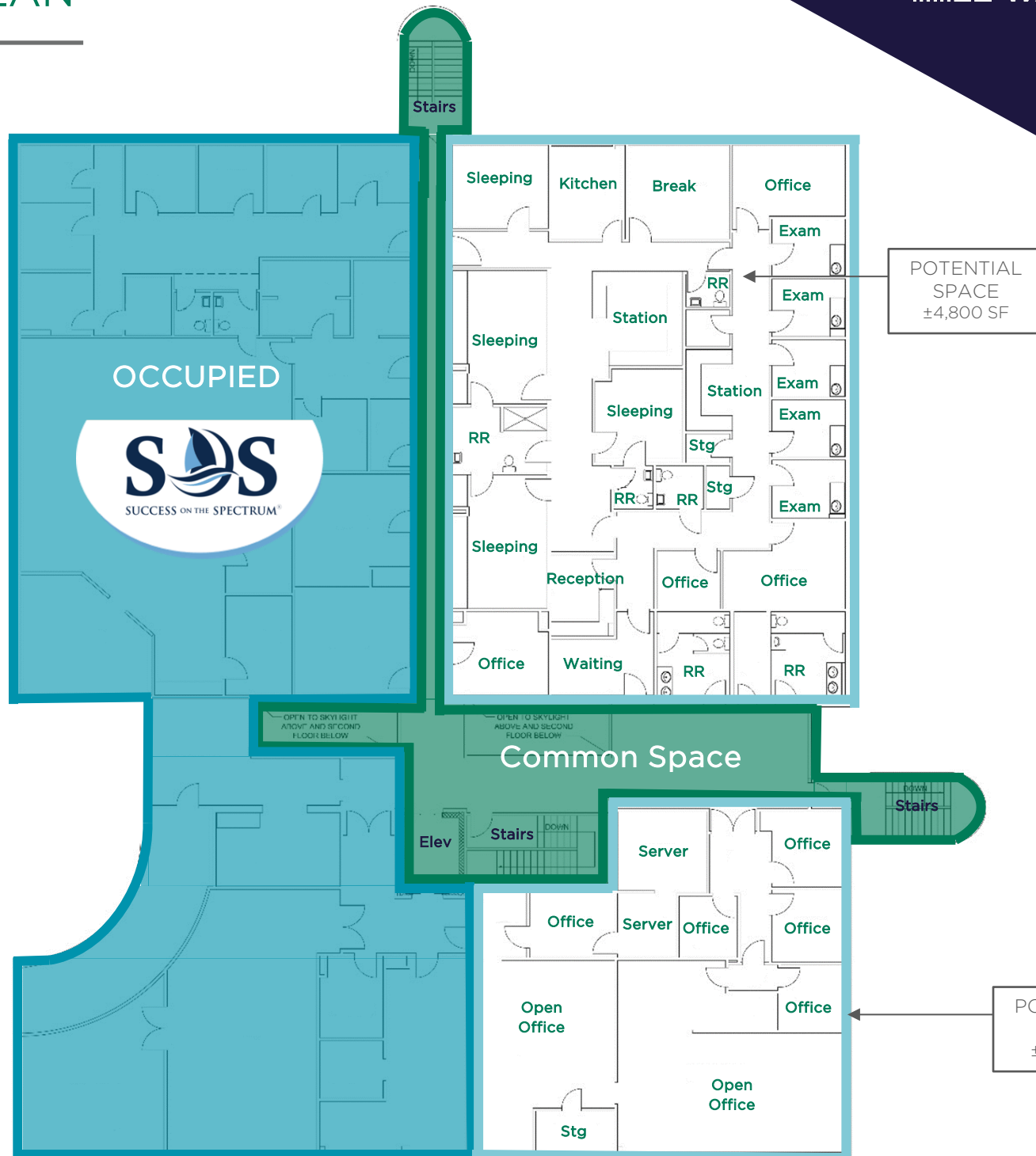
# FLOORPLAN

PATEWOOD DRIVE

## Floor 3

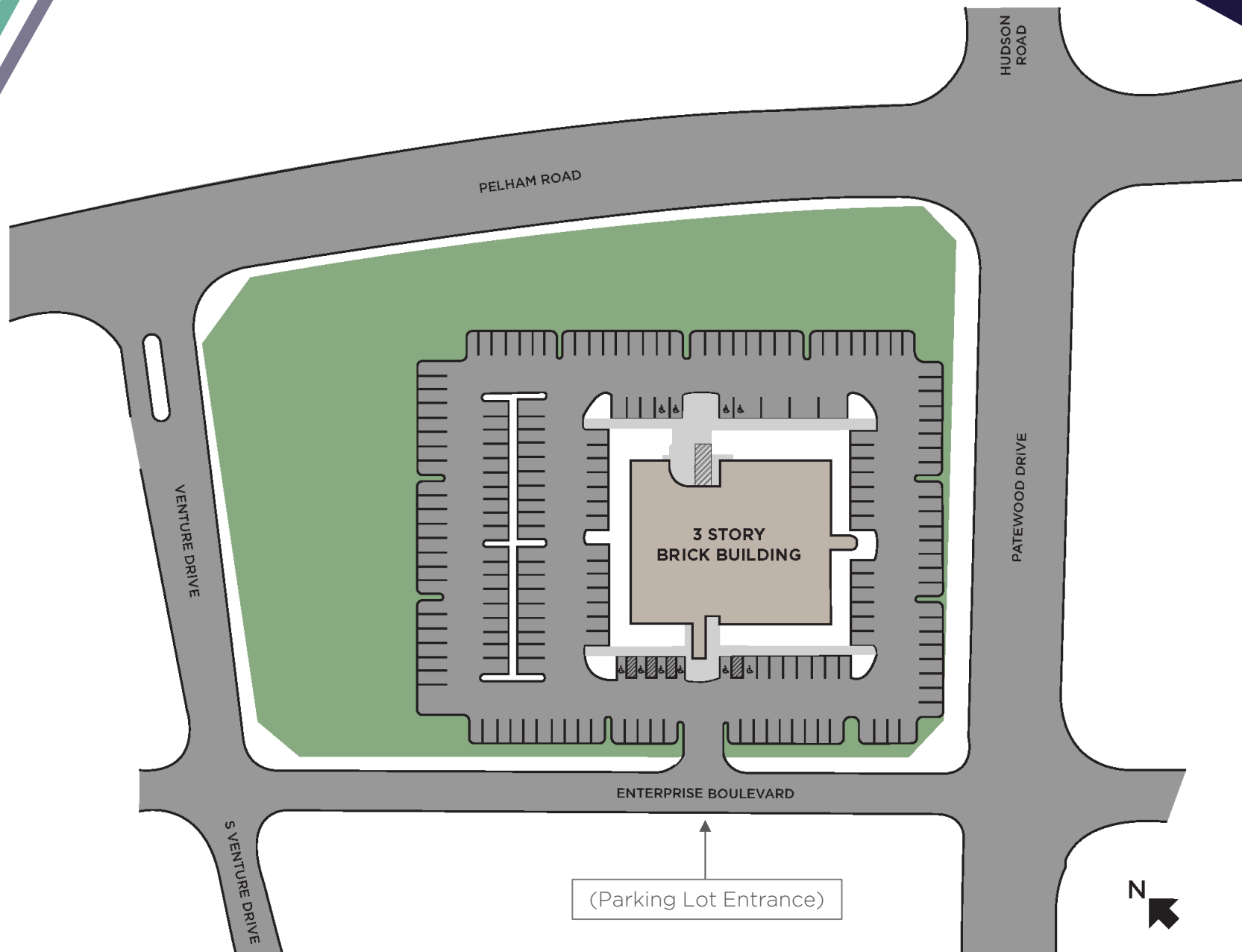
±7,816 SF  
Available

PELHAM ROAD



ENTERPRISE BLVD  
(Parking Lot Entrance)

# SITE PLAN





## CONTACTS

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