

OFFICE FOR LEASE

601 E MCBEE AVE

Greenville, SC 29601



PROPERTY DESCRIPTION

Office space available for lease located just minutes from Main St Greenville. Listed lease rate does NOT include 15% core factor expense.

PROPERTY HIGHLIGHTS

- On site parking
- Recently renovated
- TIA package negotiable
- Close proximity to major retailers/restaurants
- Suites 1 & 4 in the floor plan are available starting March 15, 2024.

OFFERING SUMMARY

Lease Rate:	\$27.00 SF/yr (Full Service)
Number of Units:	24
Available SF:	1,428 - 3,362 SF
Lot Size:	28,916 SF
Building Size:	19,033 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	5,357	36,741	72,946
Total Population	10,285	78,012	157,699
Average HH Income	\$98,383	\$81,961	\$76,564

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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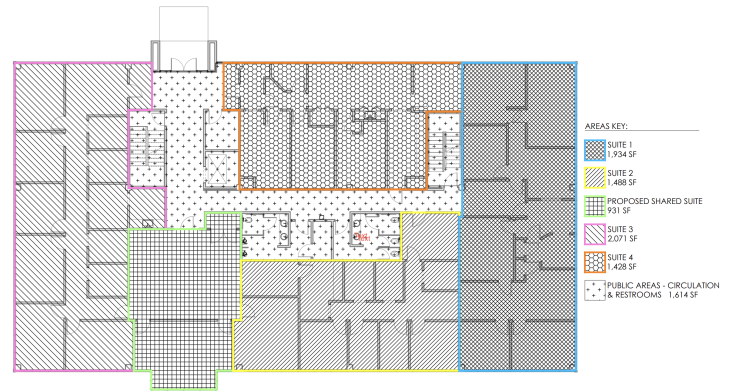
KW COMMERCIAL
301 Augusta Road
Suite 100
Greenville, SC 29601

Each Office Independently Owned and Operated kwcommercialupstate.com

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SGA | NarmourWright
DESIGN

OFFICE RENOVATION
601 E. McBee Ave.
Greenville, SC 29601

SUITE AREAS
3,022' ± 1'-0"
FIRST LEVEL PLAN



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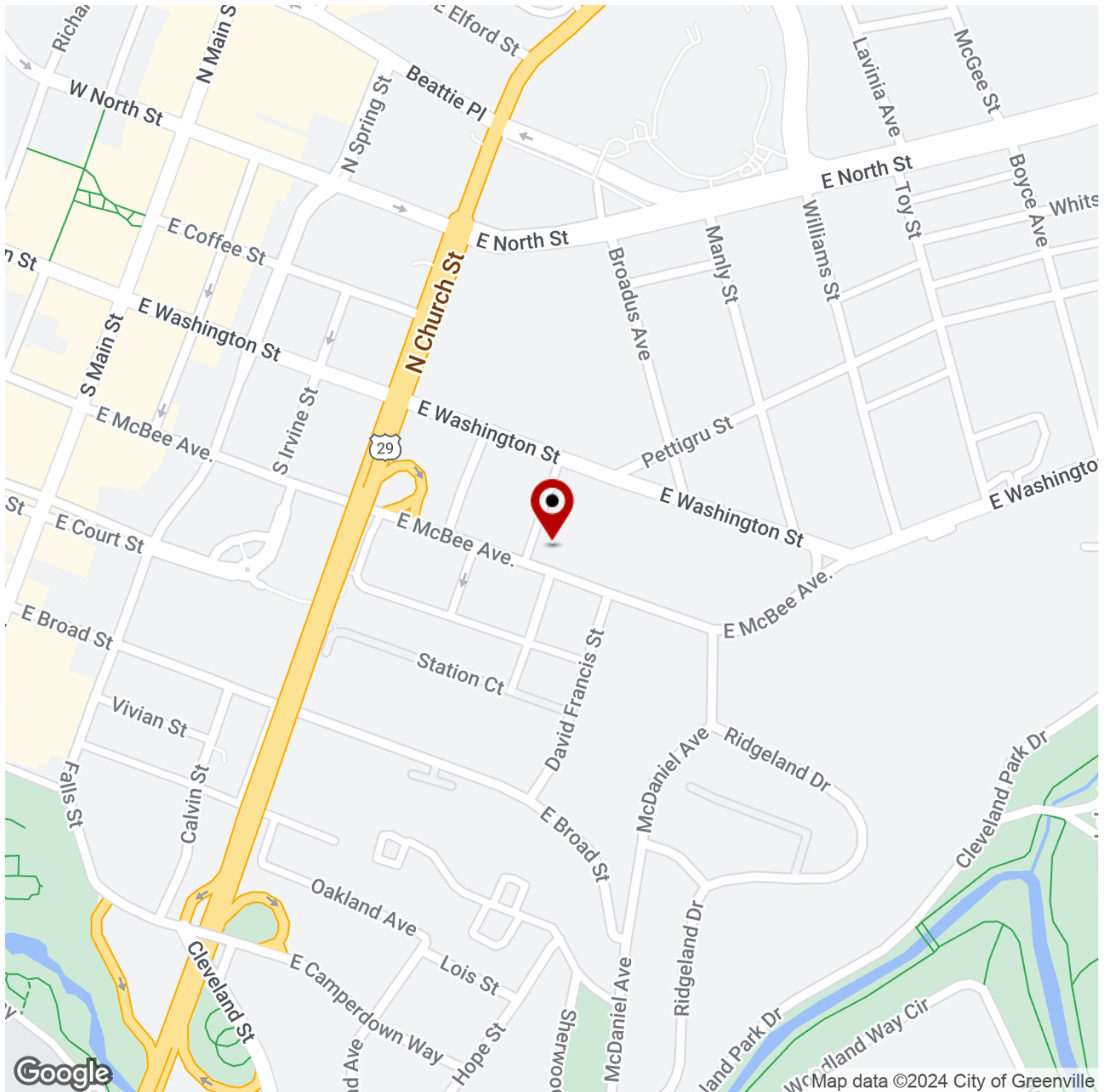
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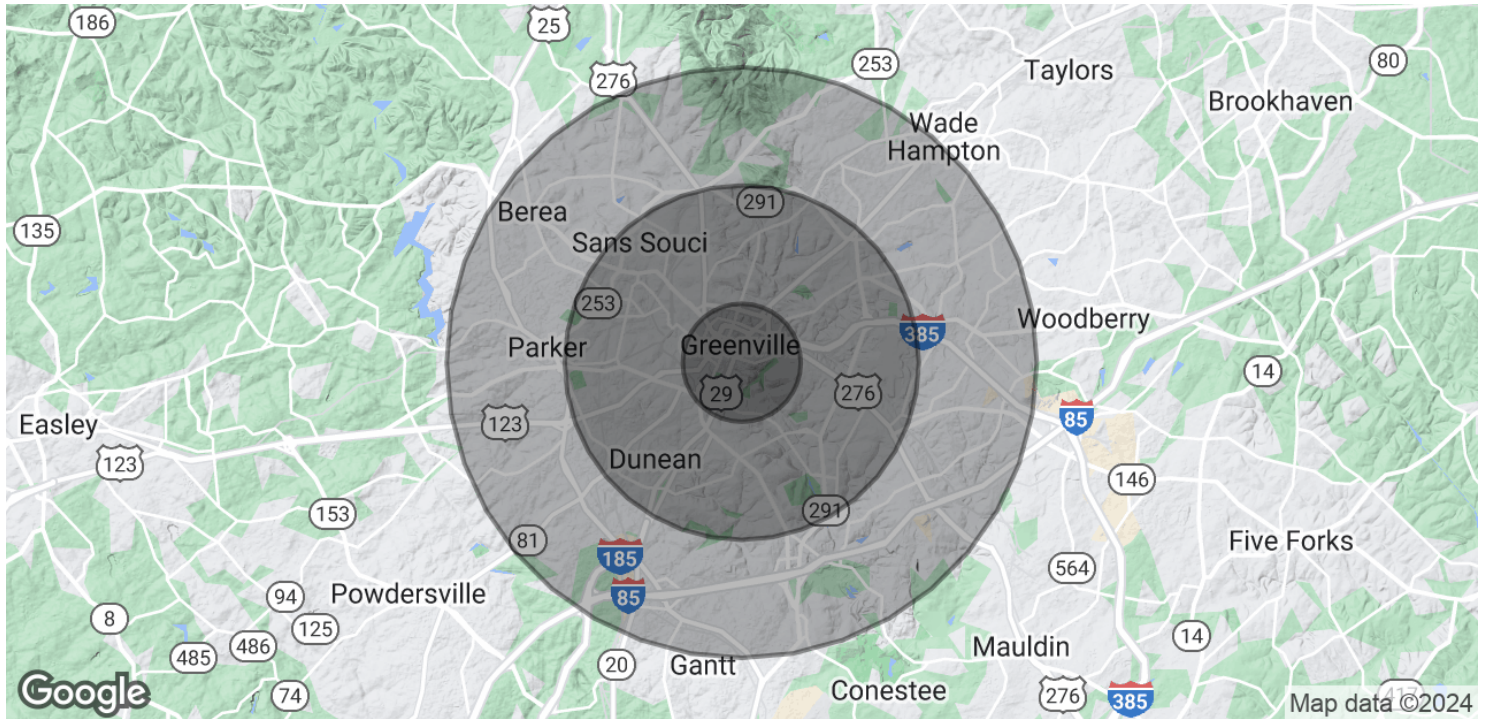
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POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	10,285	78,012	157,699
Average Age	41.5	36.6	37.6
Average Age (Male)	40.9	35.2	36.0
Average Age (Female)	42.5	38.3	38.9

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	5,357	36,741	72,946
# of Persons per HH	1.9	2.1	2.2
Average HH Income	\$98,383	\$81,961	\$76,564
Average House Value	\$466,936	\$268,575	\$227,499

* Demographic data derived from 2020 ACS - US Census

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