

FOR LEASE > ±1,544 SF FLEX SPACE

Thomas Centre, Suite H



111 SMITH HINES ROAD, GREENVILLE, SOUTH CAROLINA 29607



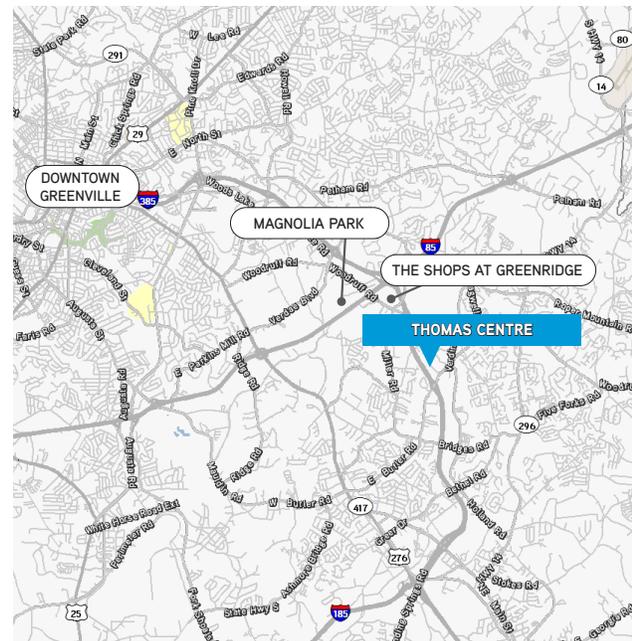
±1,544 SF Flex Space

Conveniently located near the I-385 and Woodruff Road interchange with signalized access to Woodruff Road.

Building Amenities

- > Suite H: ±854 SF of office space; plus ±690 SF of warehouse space
- > Rare corner unit with windows on two sides; lots of natural light
- > Ideal space for small business or company needing a local presence
- > Located behind the Merovan Center off Woodruff Road
- > Convenient to a number of restaurants and retailers
- > Zoned S-1 (Greenville County)
- > **LEASE RATE: \$9.00/SF NNN**
\$1.80/SF CAM (Tenant responsible for utilities)

Demographics (2019)	1-MILE	3-MILE	5-MILE
POPULATION	4,034	52,748	138,552
AVERAGE HH INCOME	\$100,046	\$111,344	\$108,701
HOUSEHOLDS	1,660	22,019	56,324



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FLOOR PLAN



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