Greenville County, South Carolina — #1 of 6: Real Estate Lessors

Greenville leads SC in real estate lessors

Based on 2022 Census data, ALEX Intelligence 2026

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THE DATA

220

Real Estate Lessors (2022)

Greenville County has 220 real estate lessors, the highest in South Carolina.

This concentration reflects a maturing investor ecosystem where institutional and private capital are actively deploying in real estate through leasehold structures. The number suggests a shift from ownership to asset management, favoring long-term, income-generating models over traditional resale strategies.


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Source: U.S. Census Bureau, County Business Patterns 2022, NAICS 5311 (Lessors of real estate) · ALEX Intelligence computation
https://alex-companies.com/data/2026-11-16-upstate-sc-ind-5311-county

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Lessors signal capital deployment

This is not merely about scale — it’s about structural sophistication. A county with 220 lessors has developed the legal, financial, and operational infrastructure to support lease-based real estate activity at scale, suggesting a deeper layer of market maturity than typical new-home construction or resale volume might suggest.

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Affordability through leasing

It also implies a market that is increasingly resilient to interest rate volatility, as lease-based models are less sensitive to mortgage rate fluctuations. The Upstate may be developing a hybrid real estate economy — part ownership, part leasing — that balances investor returns with broader access.

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