

# SALE OR LEASE

499 S. PLEASANTBURG DRIVE  
GREENVILLE, SC 29607

HIGHLY VISIBLE, FREE-STANDING  
RETAIL/OFFICE BUILDING  
AVAILABLE



BRAD DOYLE  
864.237.8458

AMBERLEIA GLOVER  
864.360.2808

All information deemed reliable, but not guaranteed.

KDS   
**CAINE**  
COMMERCIAL REAL ESTATE





### AVAILABLE SPACE

<b>Address:</b>	499 S. Pleasantburg Drive Greenville, SC 29607
<b>Sale Price:</b>	\$940,000
<b>Lease Rate:</b>	Contact Broker
<b>Available SF:</b>	±4,755 SF

### PROPERTY HIGHLIGHTS

- ±4,755 SF, Free-Standing
- Highly adaptable retail building
- Open floor plan made up of two units (Unit A ±2,900 SF & Unit B ±1,900 SF)
- Zoning: MX-2
- Corner lot in the S. Pleasantburg Submarket, backing up to the Gower/Parkins Mill neighborhood
- Two access roads ( S. Pleasantburg Dr & Littlejohn Ln.)
- 24 On-site parking spaces
- Traffic count: 38,000 VPD



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# PROPERTY PHOTOS



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# HEAT MAPS

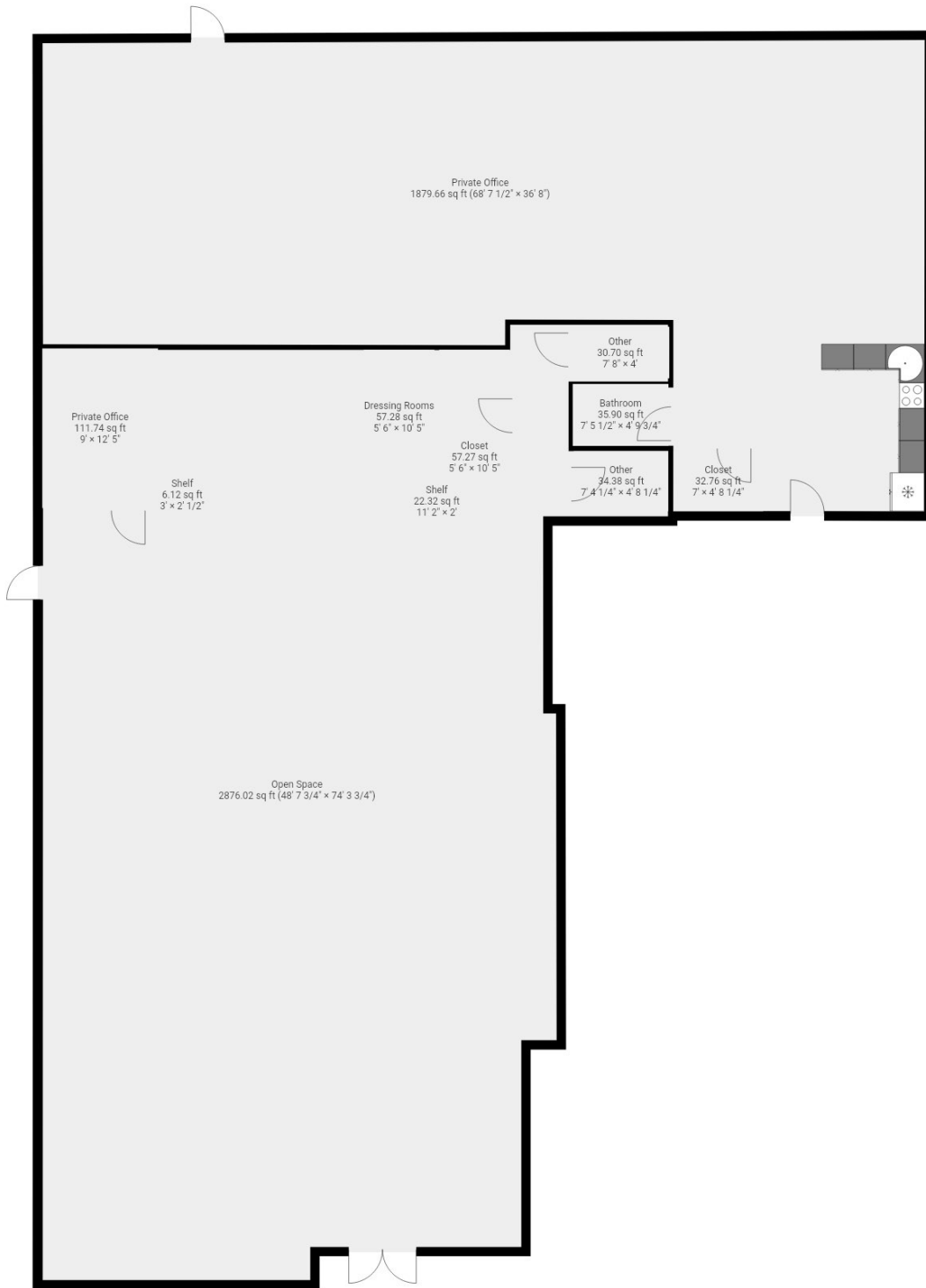


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# FLOOR PLAN



THIS FLOOR PLAN IS PROVIDED WITHOUT WARRANTY OF ANY KIND. SENSOPIA DISCLAIMS ANY WARRANTY INCLUDING, WITHOUT LIMITATION, SATISFACTORY QUALITY OR ACCURACY OF DIMENSIONS.



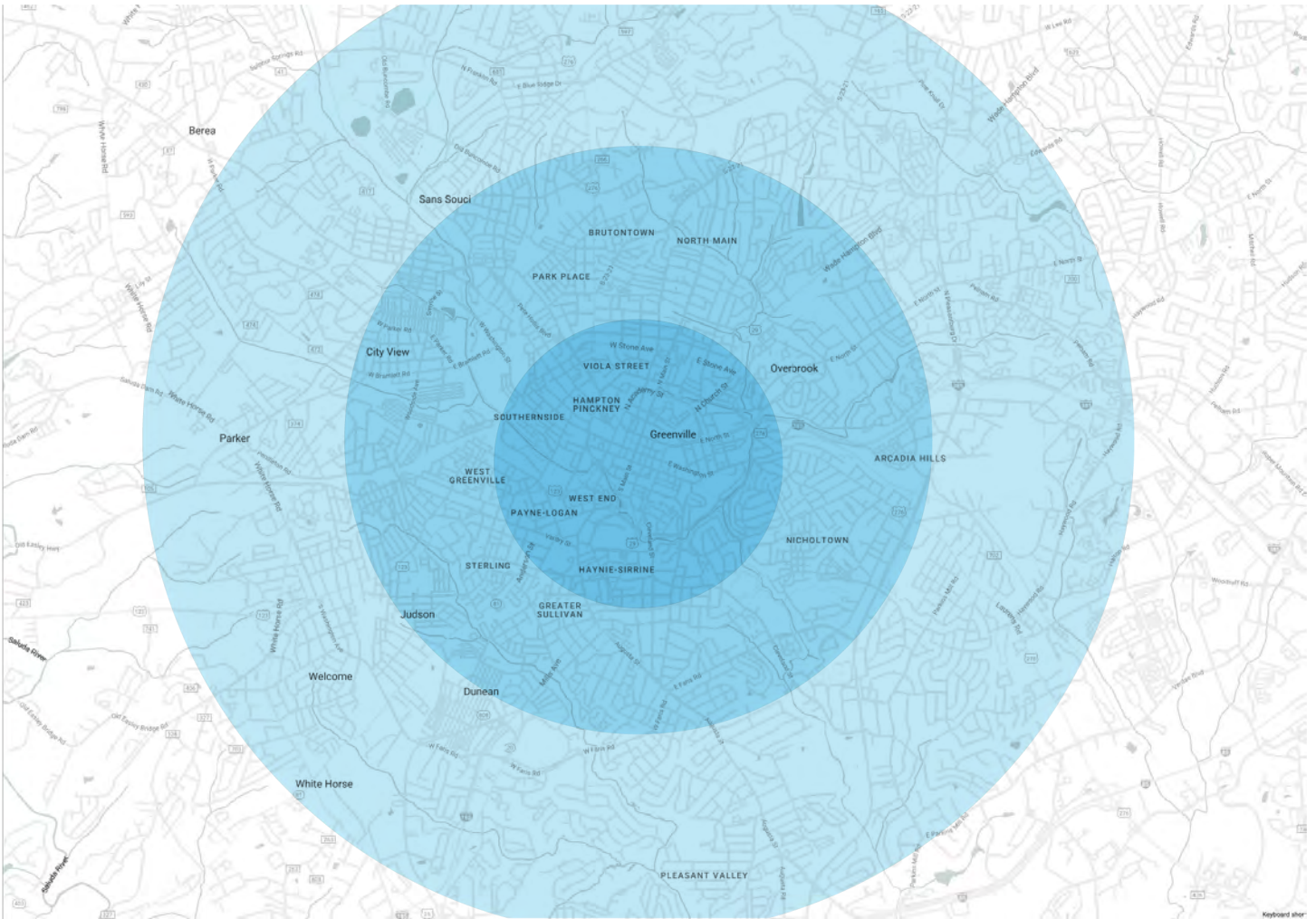
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# POPULATION & ECONOMIC DATA



	2 Miles	5 Miles	10 Miles
2029 Population Projection	53,708	197,663	464,303
2024 Population Estimate	47,664	178,112	421,912
2020 Census	39,033	162,132	396,512
Population Growth 2024-2029	12.68%	10.98%	10.05%
Population Growth 2020-2024	22.11%	9.86%	6.41%
Median Age	37.70	36.6	38.4
Average Age	39.1	38.3	39.4
High School Graduate	19.3%	21.56%	20.91%
Bachelors Degree	24.91%	21.66%	22.32%
Advanced Degree	17.87%	12.99%	13.41%
Average Household Income	\$106,504	\$115,777	\$117,405
Media Household Income	\$74,957	\$81,904	\$83,132



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## WHY GREENVILLE?

### IT ALL STARTS DOWNTOWN

The revitalization of downtown Greenville has turned the business district into one of the most livable, vibrant communities in the city - and it's only getting better. Intensely planned urban-style development has created a widespread variety of restaurants, nightspots, parks, plazas, and urban residences that leave those who live here with an endless list of activities and entertainment. Residents and visitors enjoy 122 acres of parks, walking and biking trails.

A true gem within the downtown area is Falls Park on the Reedy River, which has been recognized by TripAdvisor as one of the "Top 10 Parks in America." Encompassing 32 acres, this park is an oasis, seamlessly bridging the gap between modern downtown and the historic West End. Residents benefit from its well-connected pedestrian paths and greenways, offering easy access to the Prisma Health Swamp Rabbit Trail System and Unity Park.

### TRUST THE EXPERTS

#3 Friendliest City  
*Southern Living*

#4 Best Places to Live in the United States  
*U.S. News and World Report*

The Coolest Small Cities in the U.S.  
*Thrillist Travel*

Best Places for Young Professionals in South Carolina  
*Niche.com*

Best Small Towns in America: Best for Good Eats  
*Men's Journal*

Top 10 America's Next Great Food Cities  
*Food & Wine*



## LOCATION, LOCATION, LOCATION

1.6 Million People  
10 Upstate SC Counties

More Than 575  
International Companies

#3 GDP Worldwide  
At \$6.0T, the Southeast United State GDP  
Ranks #3 in the World.1

160 New Locations  
More than 160 companies have announced  
new locations in the Upstate over the last 5  
years.



## A CRITICAL MANUFACTURING HUB



## SOUTH CAROLINA IS OPEN FOR BUSINESS

# #1

State for Manufacturing in 2022  
*Site Selection Group*

# #2

State for Doing Business  
Area  
*Development*

# #1

Fastest Growing  
State in the U.S.





## Real Relationships, Not Just Real Estate

### **Verdae Office**

340 Rocky Slope Road, Suite 302  
Greenville, SC 29607

### **Downtown Office**

117 Williams Street  
Greenville, SC 29601

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