

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

DETAILS



AVAILABLE SPACE

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

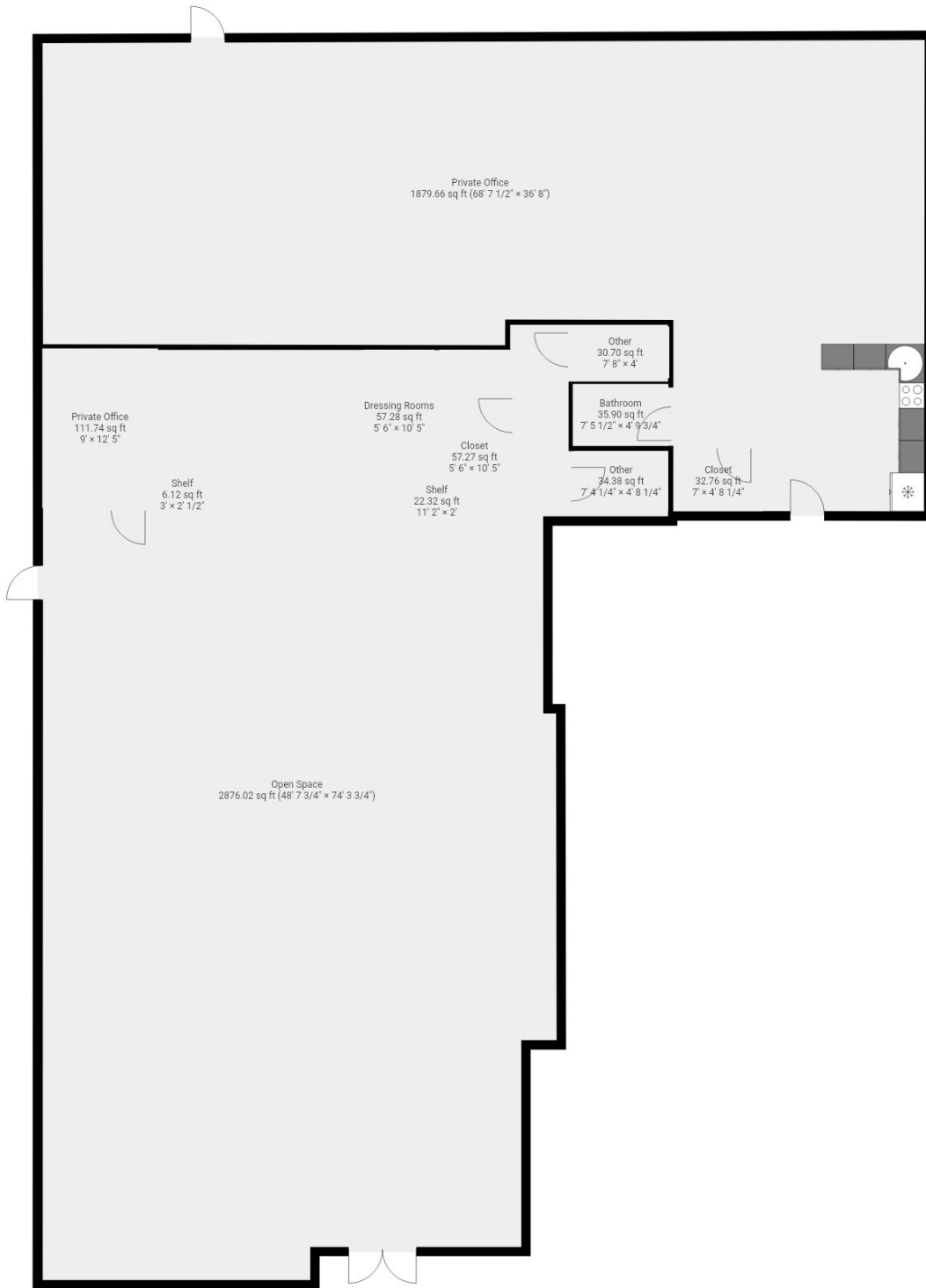


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FLOOR PLAN



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

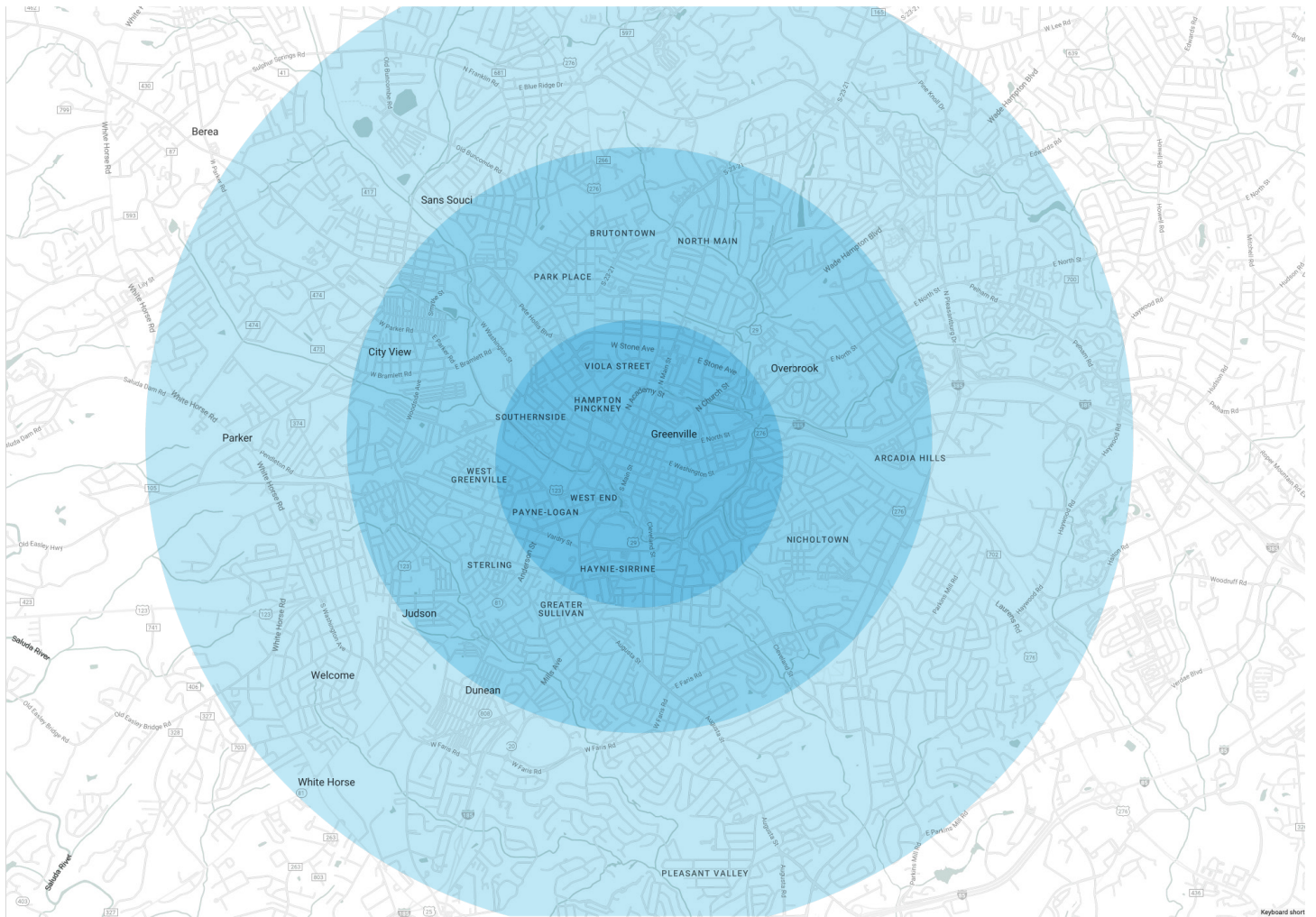


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POPULATION & ECONOMIC DATA



	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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