AVAILABLE

DEVELOPMENT OPPORTUNITY

246 N. PLEASANTBURG DRIVE
GREENVILLE, SC 29607

FORMER PHOENIX INN SITE



Doug Webster
864.787.5557

Brad Van Meter
864.404.8363

All information deemed reliable, but not guaranteed.

KDS CAINE
COMMERCIAL REAL ESTATE

DETAILS



PROPERTY OVERVIEW

Address:	246 N. Pleasantburg Drive Greenville, SC 29607
Lease Rate:	Contact Broker
Available Space:	7.015 Acres
Tax Map Number:	08283000100101

PROPERTY HIGHLIGHTS

- Rare land opportunity on North Pleasantburg
- Site has been reviewed for environmental issues - one underground tank for kitchen grease
- Adjacent to Greenville Downtown Airport
- Owner is open to a land lease, a build-to-suit lease, or a joint venture
- Contact broker for more details and pricing

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TAX MAP



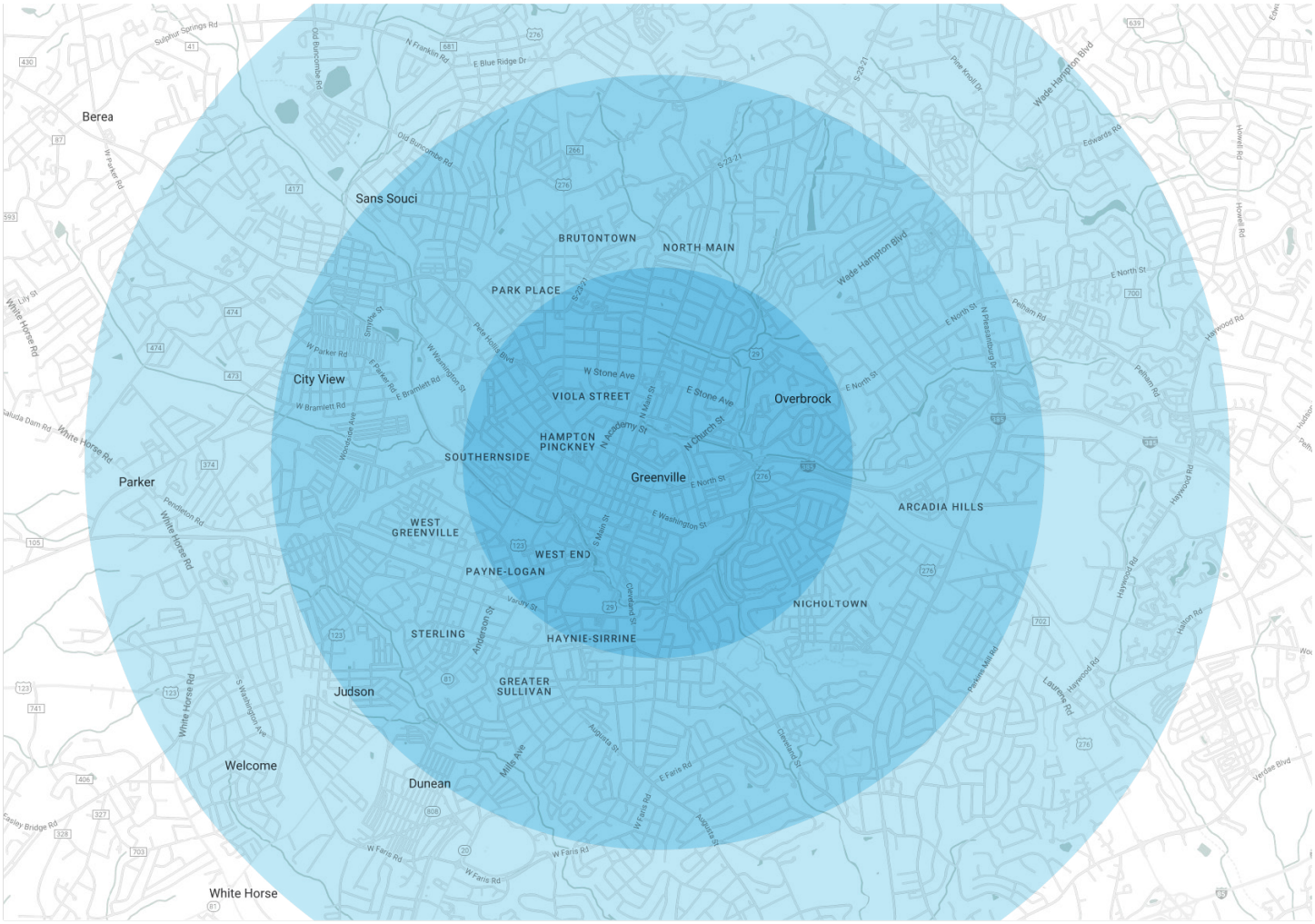
246 N. PLEASANTBURG DRIVE
GREENVILLE, SC 296017

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POPULATION & ECONOMIC DATA



	1 Miles	3 Miles	5 Miles
2029 Population Projection	14,682	100,034	193,853
2024 Population Estimate	12,860	89,691	174,620
2020 Census	9,495	78,929	158,325
Population Growth 2024-2029	14.17%	11.53%	11.01%
Population Growth 2020-2024	35.44%	13.44%	10.29%
Median Age	38.50	36.60	36.50
Average Age	41.00	38.10	38.20
High School Graduate	16.57%	21.64%	22.12%
Bachelors Degree	26.09%	22.65%	21.03%
Advanced Degree	21.91%	14.44%	12.71%
Average Household Income	$105,553	$87,770	$82,543
Media Household Income	$73,252	$52,661	$52,438

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THE UPSTATE

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

#2
in the U.S. for Manufacturing 2024
Site Selection Group

#2
State for Doing Business 2024
Area Development

$18B+
Capital Investment in the Upstate over Last 5 years

Data & Information Provided by Upstate Alliance
[1] Southeast defined as 12 states including: Alabama, Arkansas, Florida, Georgia, Kentucky, Louisiana, Mississippi, North Carolina, South Carolina, Tennessee, & West Virginia

KDS CAINE
COMMERCIAL REAL ESTATE

REAL RELATIONSHIPS, NOT JUST REAL ESTATE

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DOWNTOWN OFFICE
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All property information is subject to change or withdrawal without notice.