

GROUND LEASE OR BUILD-TO-SUIT

±0.51 AC Outparcel with Rare Drive-Thru Opportunity at Signalized Intersection

496 S Pleasantburg Drive, Greenville, SC

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PROPERTY OVERVIEW

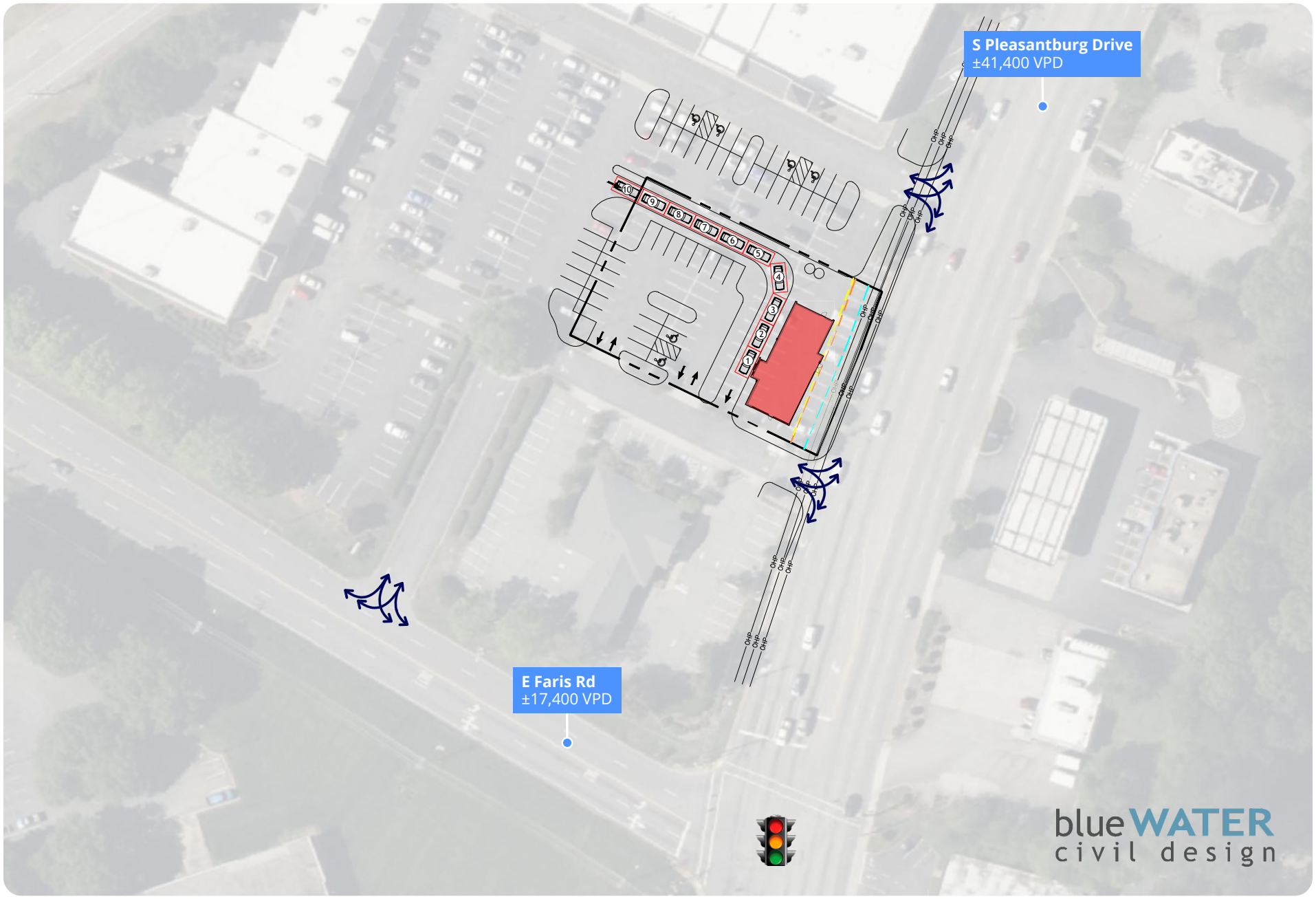
The property is a ±0.51-acre outparcel located at 496 S. Pleasantburg Drive in Greenville, South Carolina. It is available for ground lease or build-to-suit, offering flexibility for a wide range of users.

- ±0.51 AC outparcel
- Up to 3,000 SF building (single tenant or multi-tenant)
- Ground lease or build-to-suit
- Positioned at a heavily trafficked, signalized intersection
- Zoning: MX-2
- Excellent visibility and accessibility
- Rare drive-thru opportunity within the City of Greenville
- Attractive for QSR and fast casual users
- Easy access to I-85 and I-385
- Strong surrounding demographics
- Consistent customer traffic and strong surrounding tenant mix
- Well-established center anchored by several long-term tenants



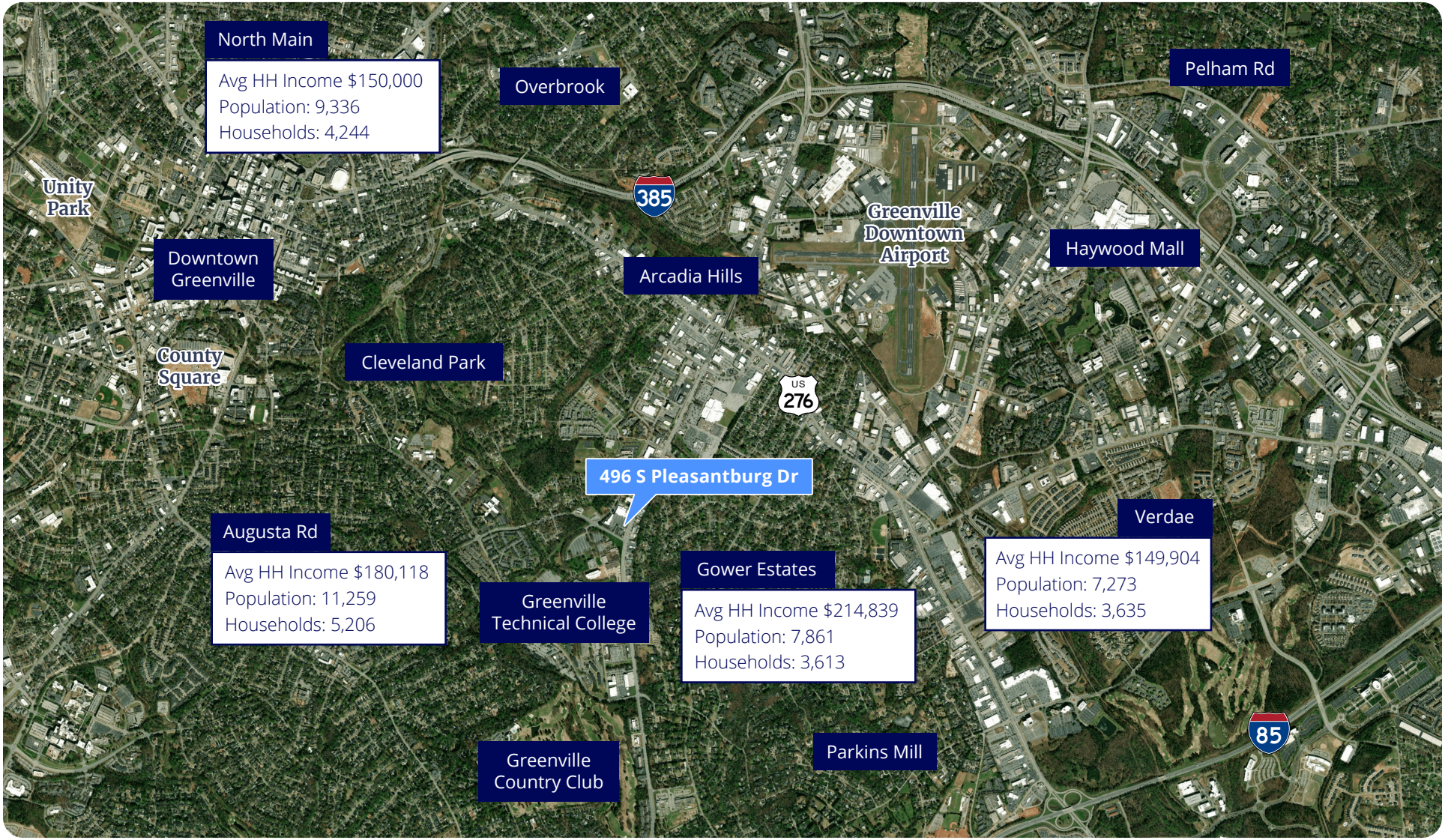
Conceptual Site Plan

Easy ingress and egress via multiple access points



Surrounding Area

Neighborhood demographics reflect a 1-mile radius.



Population
16,388 *5 minutes*
96,653 *10 minutes*
233,591 *15 minutes*

Avg HH Income
$172,863 *5 minutes*
$123,656 *10 minutes*
$111,500 *15 minutes*

Households
7,920 *5 minutes*
45,085 *10 minutes*
103,073 *15 minutes*

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