

FOR LEASE

±0.70-Acre Parcel Ready for Development

1301 S Pleasantburg Dr,
Greenville, SC

- Located near Home Depot, O'Reilly Auto Parts, ALDI and other national retailers generating consistent consumer traffic.
- Prominent corner lot at a signalized intersection with convenient access to I-85 and strong traffic counts.
- Excellent visibility along S Pleasantburg Dr, supported by rapid area growth.



Scott Burgess, MBA
Vice President
+1 864 527 5434
scott.burgess@colliers.com

Josh Seibert
Brokerage Associate
+1 864 527 5417
josh.seibert@colliers.com

Garrison Smith
Brokerage Associate
+1 864 527 5431
garrison.smith@colliers.com

Lease Rate
Contact Brokers

Property Details

Address	1301 S Pleasantburg Dr, Greenville, SC
TMS #	015050100609
Area	±0.70 acres
Availability	Ground lease or build-to-suit
Utilities	All utilities
Zoning	C2
Signage	Pylon sign

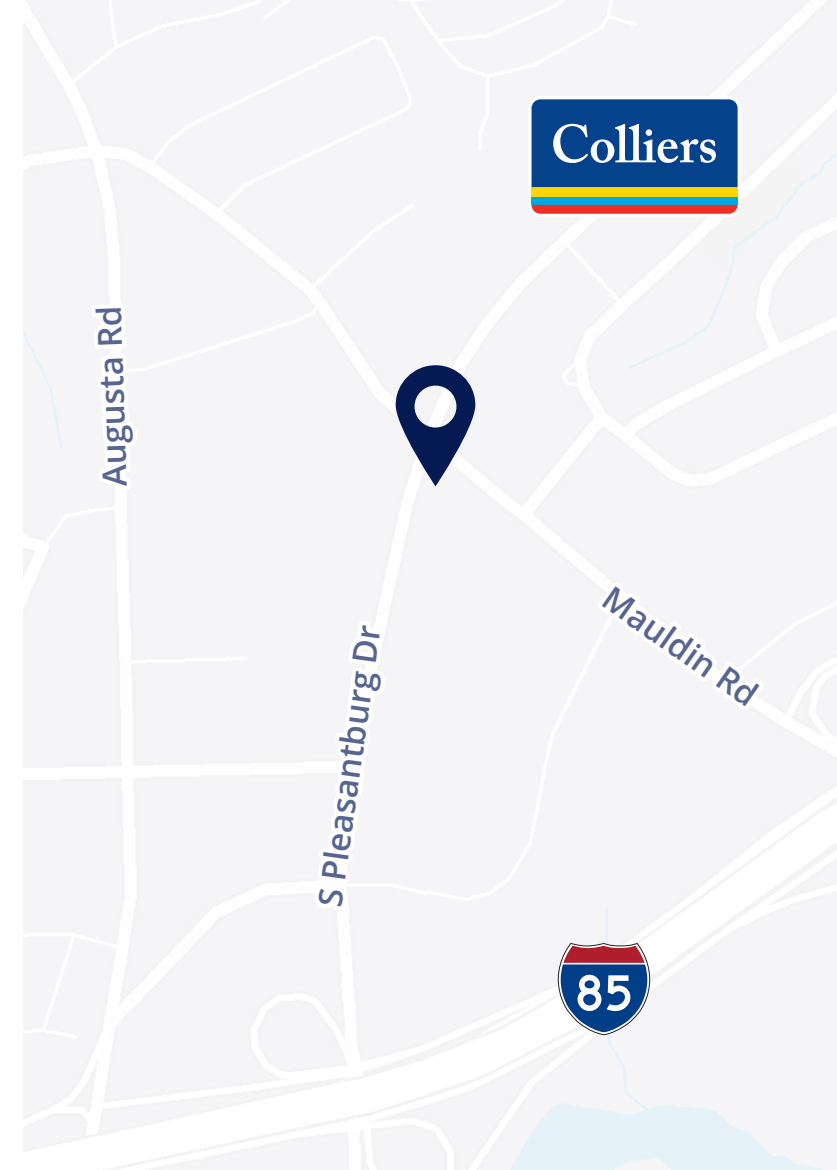
Traffic Counts

S Pleasantburg Dr	±28,000 VPD
Mauldin Rd	±27,500 VPD
Augusta Rd	±21,000 VPD
I-85	±90,000 VPD

Lease Rate

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Location Highlights

- Near I-85 (90,000 VPD)
- Located at a signalized intersection
- Corner lot with excellent visibility
- Ready for development
- Multiple points of entry and exit

Demographics



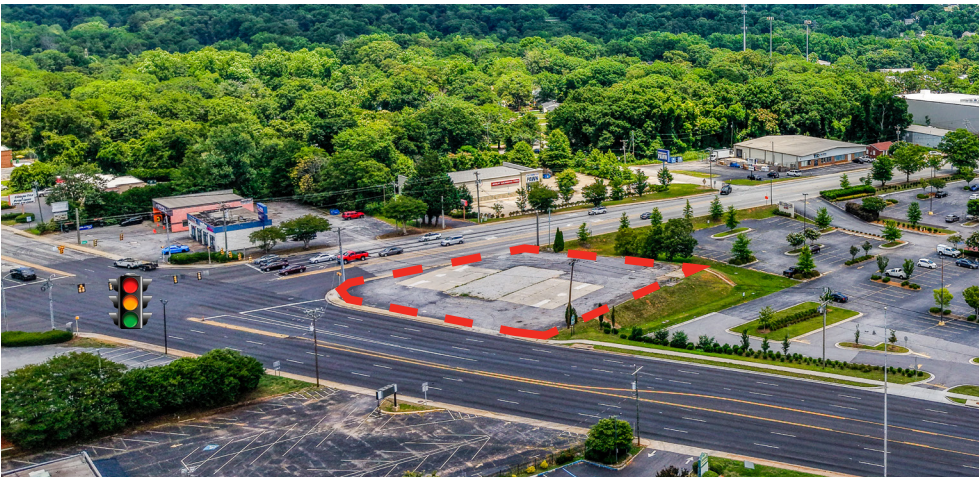
Population
50,532



Households
22,457
(3-Mile radius)



Avg HH Income
\$137,131





ReWa
renewable water resources

InTown
SUITES

O'Reilly
AUTO PARTS

THE
HOME
DEPOT

ALDI

Jack
in the box

CRUNCH

Cash America

CHASE

Greenville Inn
and Suites

Total Tire of
South Carolina

metro
by T-Mobile
TITLEMAX

SUBJECT
PROPERTY

FirstCash

SUBWAY
CAROLINA FIRST
We take your banking personally.

CAROLINA TITLE LOANS

S Pleasantburg Dr (±28,000 VPD)

QT

Mauldin Rd (±27,500 VPD)

Retail Team



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Lead Brokers for Property

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