



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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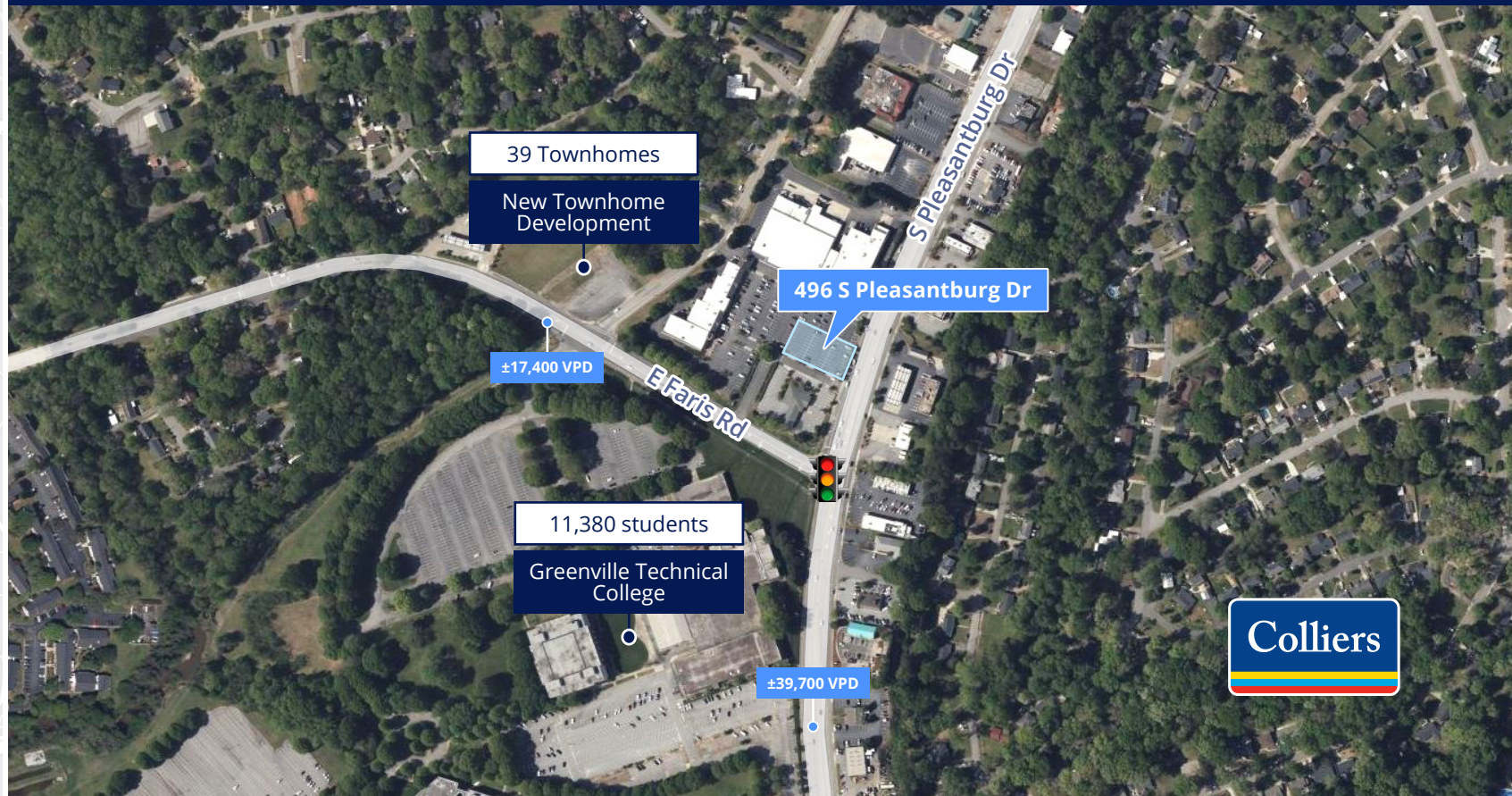
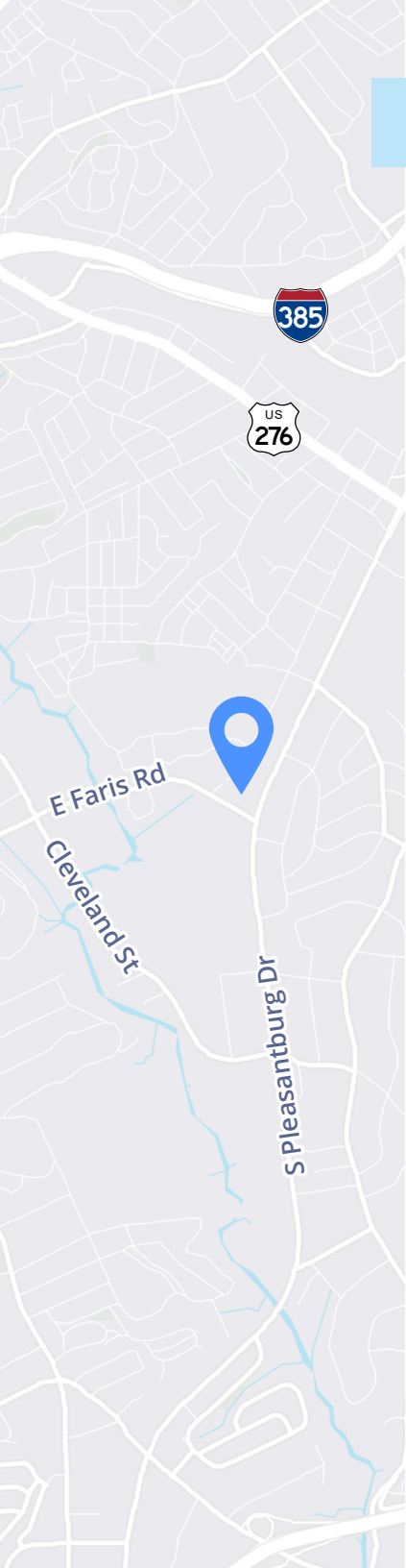
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PROPERTY OVERVIEW

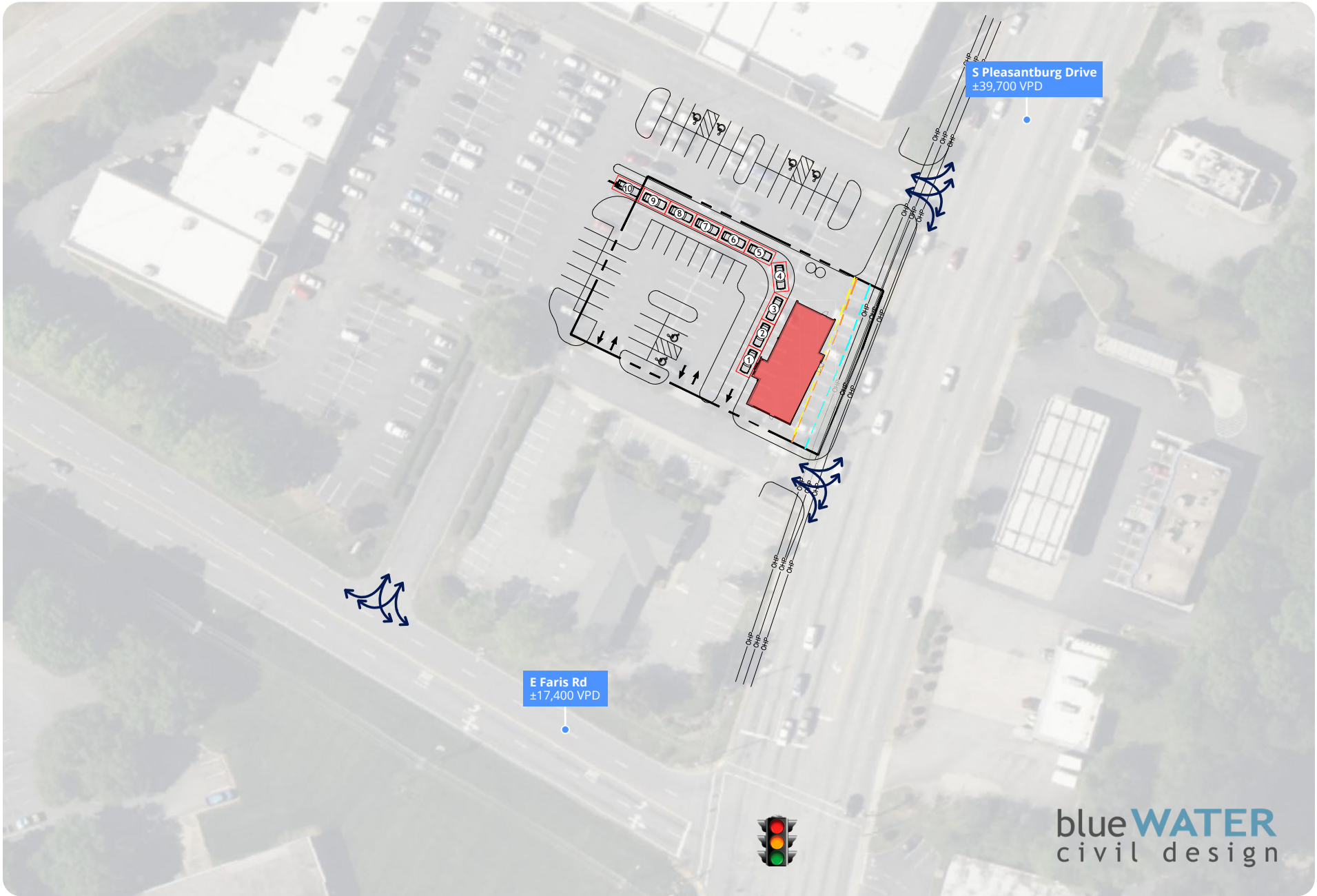
The property is a ± 0.51 -acre outparcel located at 496 S. Pleasantburg Drive in Greenville, South Carolina. It is available for ground lease or build-to-suit, offering flexibility for a wide range of users.

- ± 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

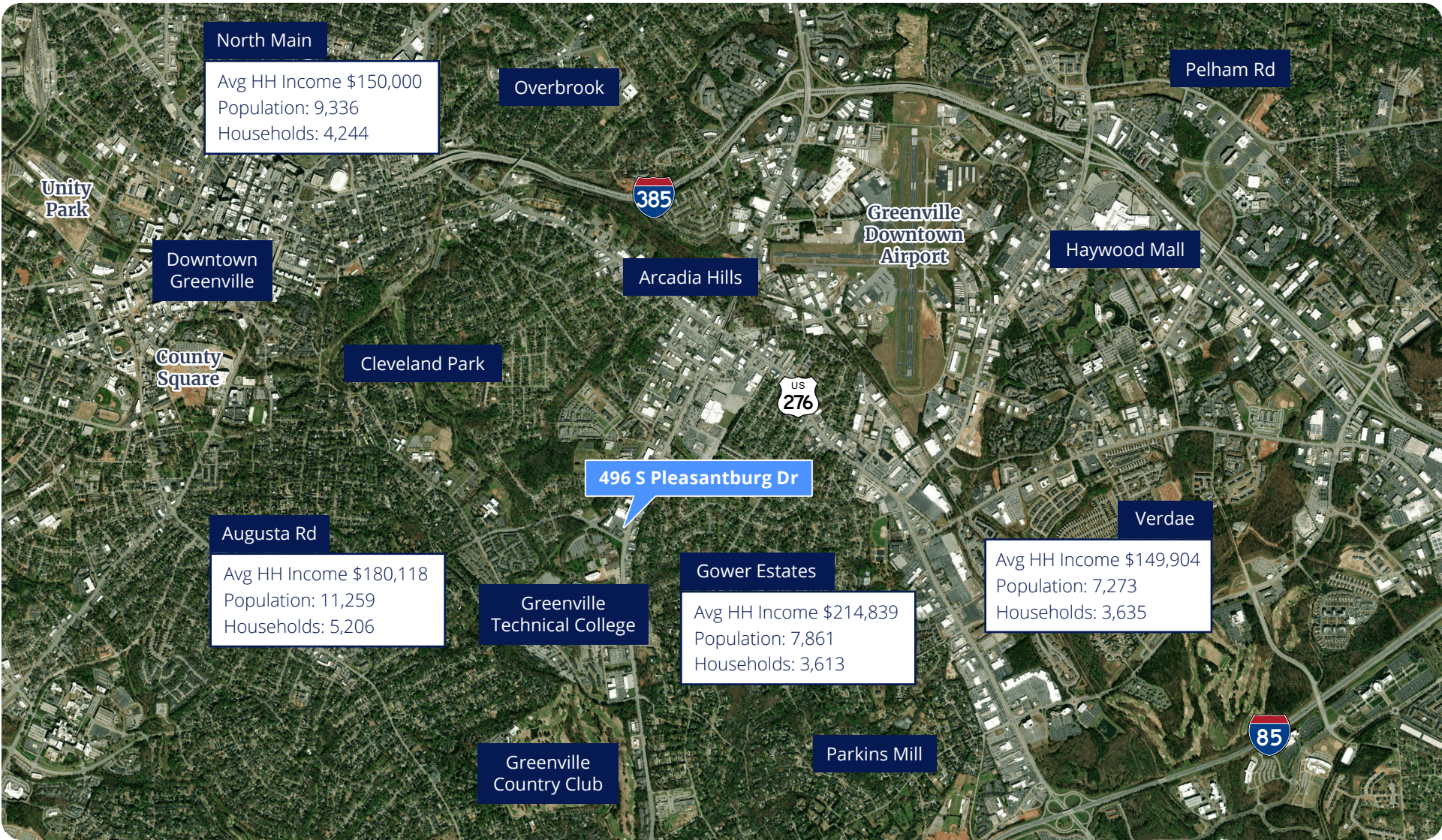
Easy ingress and egress via multiple access points



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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