



FOR LEASE

The Shops at Sweetbriar

1122 North Pleasantburg Drive, Greenville, SC 29607

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Property Description

This property offers an exceptional space for a local business to flourish and establish its presence in a highly sought-after submarket. With its retail focused layout, the property provides an ideal environment for growth and innovation. The prime location ensures that the business can capture the attention of the local community and attract new customers. This leasing opportunity presents an exciting prospect for a local business to thrive and solidify its position in a popular submarket, making it an ideal choice for ambitious entrepreneurs looking to make their mark in Greenville's dynamic commercial landscape.

Offering Summary

Lease Rate:	\$20.00 SF/yr (NNN)
Available SF:	1,025 SF
Building Size:	6,971 SF

Property Highlights

- Versatile and customizable interiors
- Ample parking for tenants and customers
- Convenient access from major roadways
- Spacious and adaptable layout for various business needs
- Ideal for retail, office, or service-oriented businesses

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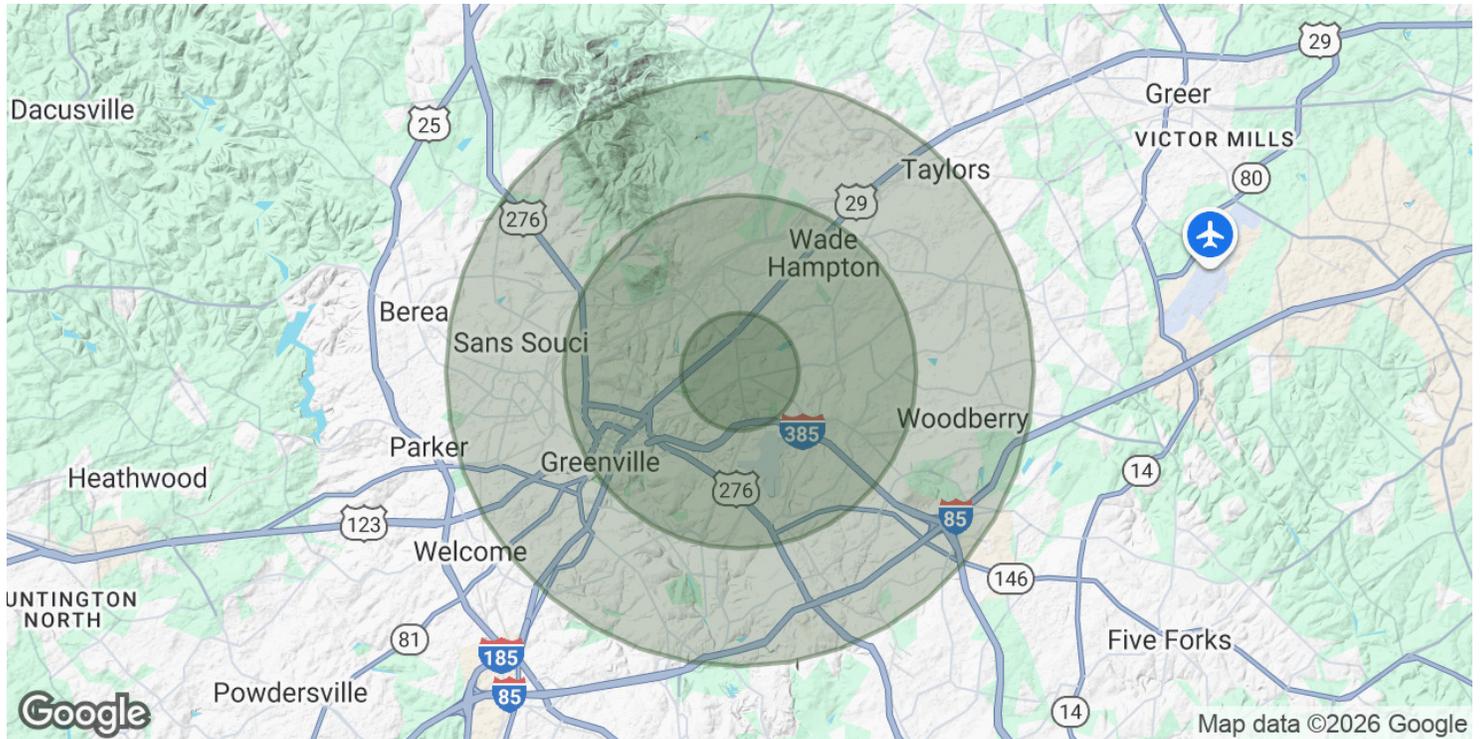
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Population

	1 Mile	3 Miles	5 Miles
Total Population	11,650	74,124	181,090
Average Age	37	40	40
Average Age (Male)	35	38	39
Average Age (Female)	38	41	41

Households & Income

	1 Mile	3 Miles	5 Miles
Total Households	4,814	33,375	78,426
# of Persons per HH	2.4	2.2	2.3
Average HH Income	\$82,474	\$99,045	\$100,307
Average House Value	\$342,647	\$410,469	\$401,026

Demographics data derived from AlphaMap

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