



±1,000 SF RETAIL/OFFICE SPACE FOR LEASE

496 S Pleasantburg Dr, Suite H
Greenville, SC 29607



LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

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Lease Rate:
\$16.00/SF
NNN

- Well Established Neighborhood Center with Several Long Term Anchor Tenants
- Storefront Entrance
- End-Cap Unit
- Greenville City Limits



VISIBILITY
EASE OF ACCESS WITH
TWO SIGNALIZED
INTERSECTIONS



SIGNAGE
BUILDING AND
ROAD SIGNAGE
AVAILABLE



TRAFFIC
HIGH TRAFFIC
COUNT: 39,900 VPD



ZONING
MX-2

864.704.1040
LeeGreenville.com

PROPERTY OVERVIEW

PROPERTY NAME	RICHMOND TOWN CENTRE
TYPE	Retail
TOTAL AVAILABLE SF	1,000 SF
TOTAL BUILDING SF	18,620 SF
TAX MAP #	TM0266000101103
COUNTY	Greenville
CITY LIMITS	Yes, City of Greenville
ZONING	MX-2
YEAR BUILT	1992

CONSTRUCTION TYPE	Masonry
LOT SIZE	4.35 Acres
SIGNAGE	Yes
ROAD FRONTAGE	Yes
TRAFFIC COUNT	39,900
PARKING	Yes, Ample
RESTROOMS	Yes
UTILITIES	Yes

	3 MILES	5 MILES	10 MILES
POPULATION	69,695	166,674	445,114
POPULATION PROJECTION (2027)	72,812	173,969	466,111
POPULATION ANNUAL RATE (2022-2027)	0.88%	0.86%	0.93%
MEDIAN AGE	38.1	38.4	39.1
RESIDENTS	34,324	87,693	229,855
HOUSEHOLDS	32,619	71,964	179,939
HOUSEHOLDS ANNUAL RATE (2022-2027)	1.02%	0.96%	1.00%
MEDIAN HOUSEHOLD INCOME ANNUAL RATE (2022-2027)	2.64%	2.83%	3.02%

*All demographic data is sourced from 2022 unless otherwise specified.

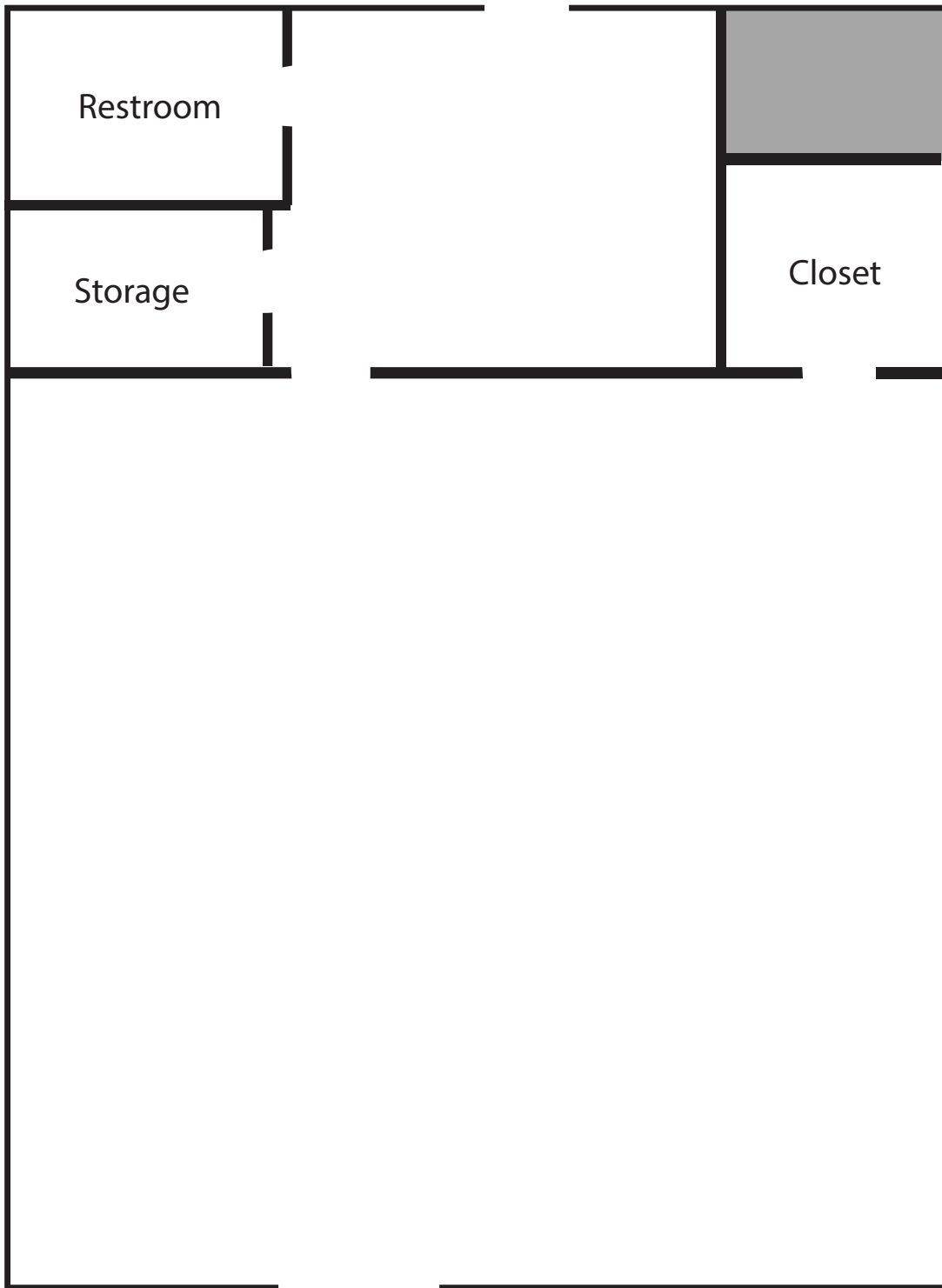


LOCATION OVERVIEW

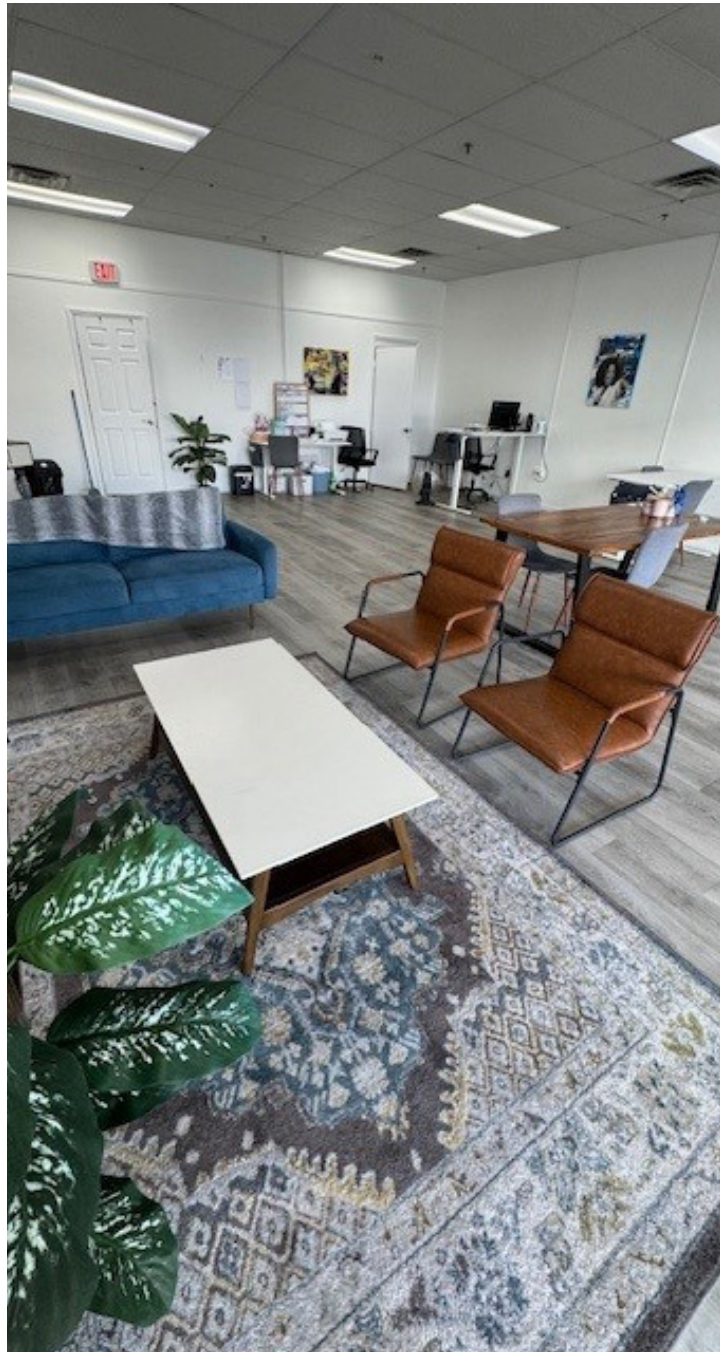
- 1 Our Salon Suites
- 2 Grateful Brew
- 3 Spinx
- 4 Pita House
- 5 Greenville Tech
- 6 Honey Baked Ham



FLOOR PLAN



PHOTOS





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