

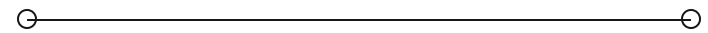


SALE

2555 N Pleasantburg Dr

2555 N PLEASANTBURG DR

Greenville, SC 29609



PRESENTED BY:

KEN MCMASTER

O: 864.516.4643

ken.mcmaster@svn.com

PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	Subject to Offer
LOT SIZE:	4.837 Acres
ZONING:	C2
SUBMARKET:	Cherrydale
APN:	0183.03-01-027.03

PROPERTY OVERVIEW

SVN Blackstream is pleased to present highly sought after large infill parcel at 2555 N Pleasantburg Dr. Great development opportunity in the heart of Cherrydale. +/-562 feet of frontage along N. Pleasantburg Dr. with great visibility. Property can be accessed from N. Pleasantburg Dr. as well as Worley Rd. Traffic light at Worley Rd. The property is well located and rests +/- 3.3 miles from the center of downtown Greenville. Please call for more information.

PROPERTY HIGHLIGHTS

- 35,300 vehicles/per day SCDOT 2022
- +/- 3.3 miles from the center of downtown Greenville
- Located just outside of city limits
- High growth corridor

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RETAILER MAP



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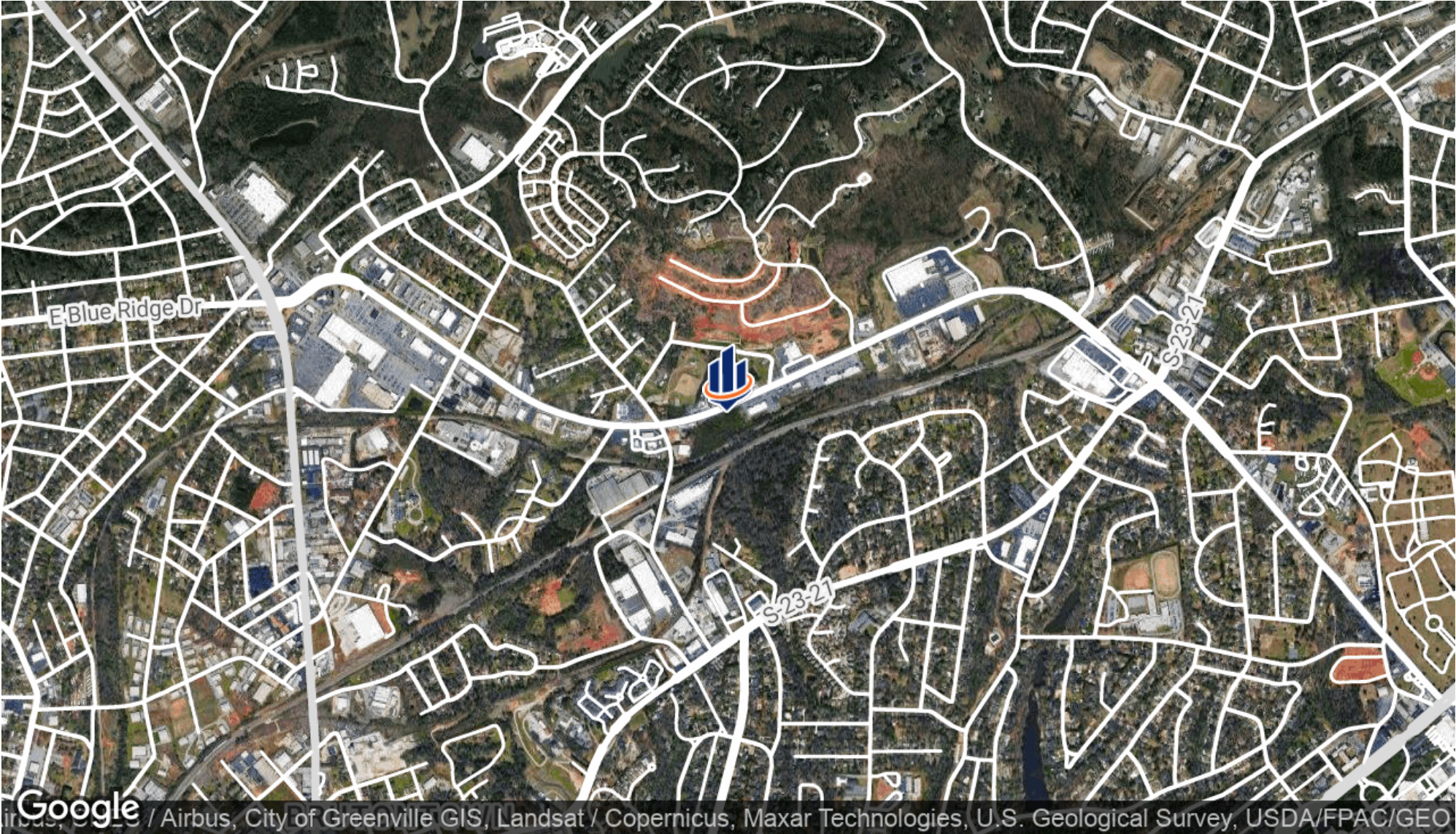
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SVN | BLACKSTREAM

LOCATION MAP



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DEMOGRAPHICS MAP & REPORT

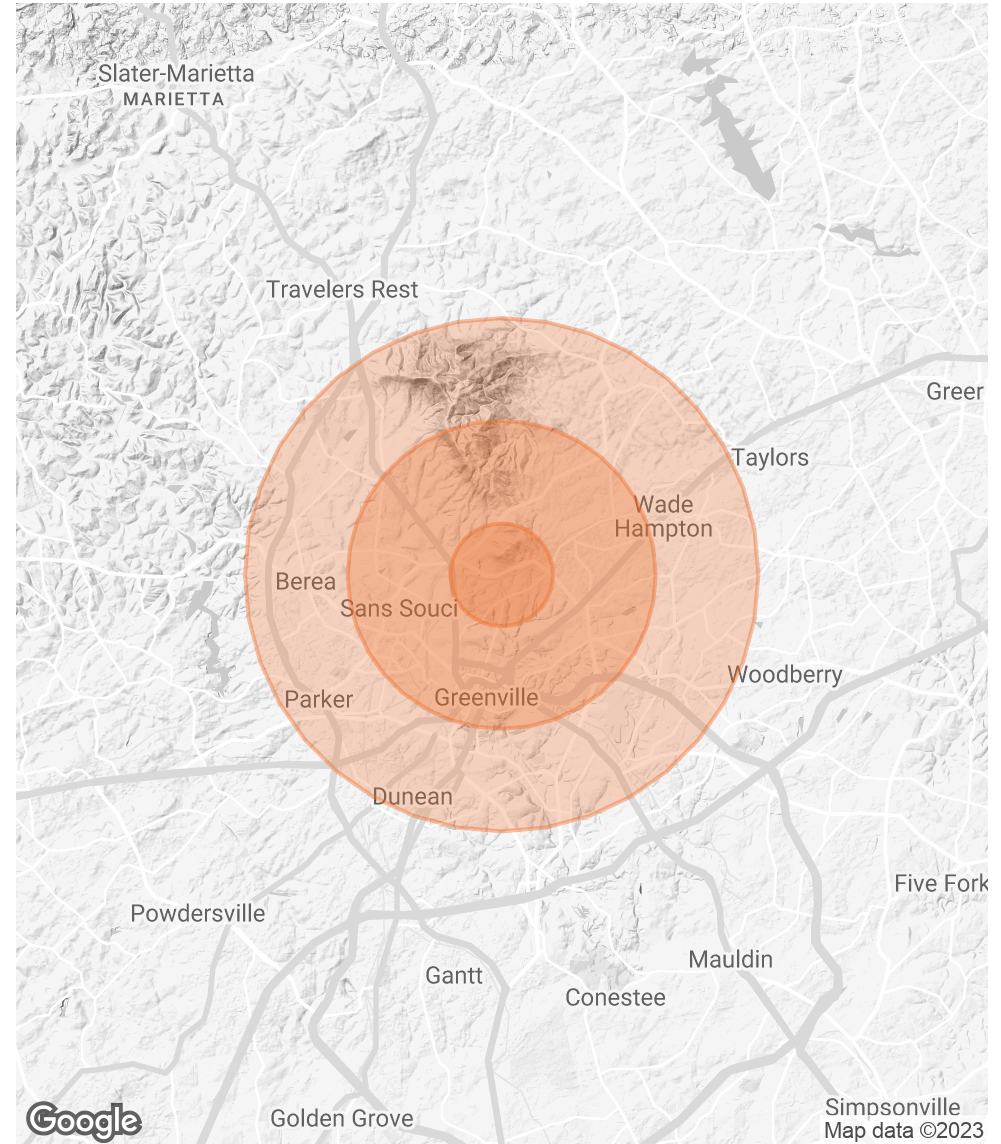
POPULATION

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	1,034	8,720	25,890
AVERAGE AGE	33.4	33.5	36.4
AVERAGE AGE (MALE)	31.1	32.4	35.3
AVERAGE AGE (FEMALE)	36.9	35.8	37.3

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	409	3,471	10,559
# OF PERSONS PER HH	2.5	2.5	2.5
AVERAGE HH INCOME	\$44,356	\$43,782	\$49,847
AVERAGE HOUSE VALUE	\$87,078	\$86,732	\$104,036

* Demographic data derived from 2020 ACS - US Census



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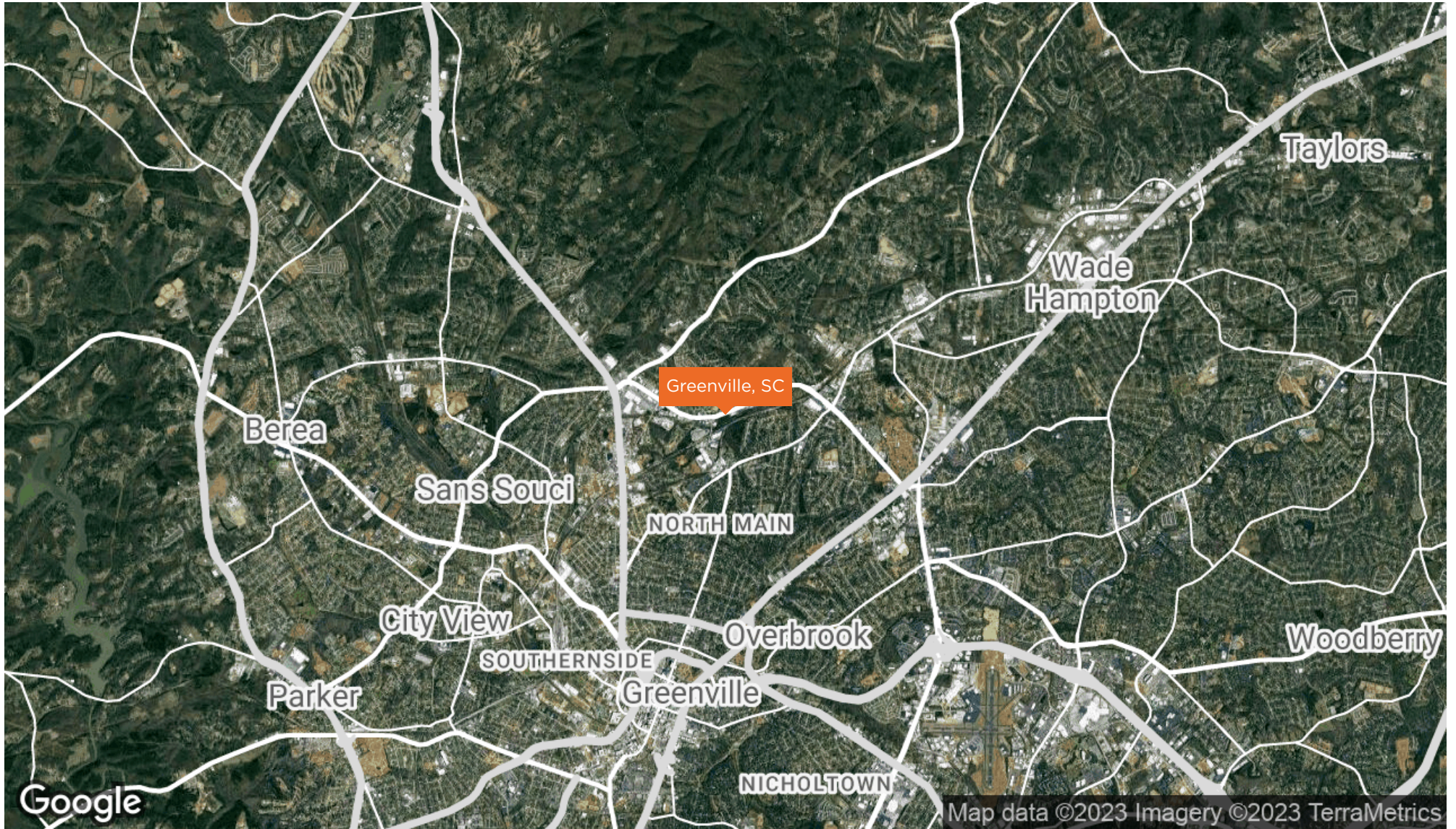
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SVN | BLACKSTREAM 5

REGIONAL MAP



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ADVISOR BIO 1



KEN MCMASTER

Advisor

ken.mcmaster@svn.com

Direct: **864.516.4643**

PROFESSIONAL BACKGROUND

Ken joined SVN in September of 2018 as an Associate Advisor. Ken's real estate career first began in 2016 in the residential market, but after analyzing previous work experiences and skill sets, recognized that Commercial Real Estate was a better fit, where he specializes in Office Property sales and leases.

After graduating from Northland International University and attending seminary, Ken ministered in churches, helped lead a nationally recognized camp and served as the Board Chairman for his alma mater. Using the previous experiences, as well as being a top-ten agent in the South Carolina health insurance field has helped Ken excel at client relations, organization, negotiation and helping to achieve his client's goals through creative solutions tailored to specific needs.

Personally, Ken enjoys spending time with his wife, cheering on his children and serving at Grace Church.

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