



For Lease $\pm 1,018$ SF



1046 N Pleasantburg Dr

1046 NORTH PLEASANTBURG DRIVE, GREENVILLE, SC 29607

PRESENTED BY:

CHRIS PHILBRICK
O: 864.631.3419
chris.philbrick@svn.com
SC #135680

DUSTIN TENNEY
O: 864.905.7226
dustin.tenney@svn.com
SC #106880

PROPERTY SUMMARY

1046 N PLEASANTBURG DR

1046 NORTH PLEASANTBURG DRIVE
GREENVILLE, SC 29607

OFFERING SUMMARY

LEASE RATE: \$20.00 SF/yr (NNN)

BUILDING SIZE: ±10,323 SF

AVAILABLE SF: ±1,018 SF

LOT SIZE: ±0.86 Acres

ZONING MX-2

PARKING ±47 parks (±4.55/1000 SF)

TRAFFIC ±58,100 VPD on N Pleasantburg Dr
±16,600 VPD on E North St



PROPERTY SUMMARY

Reedy River Retail at SVN | Palmetto is pleased to present ±1,018 SF of retail/office space available at 1046 N Pleasantburg Drive in Greenville, SC. Located at the signalized intersection of N Pleasantburg Drive and E North Street, the property offers exceptional visibility and access along one of Greenville's busiest intersections. The available suite is a former Allstate office with patio potential in the rear, making it well suited for retail, medical, or office users seeking a highly visible location. The site benefits from strong surrounding retail including Sprouts, CVS, Walgreens, Starbucks, and Dutch Bros, along with outstanding traffic exposure of ±58,100 VPD on N Pleasantburg Drive and ±16,600 VPD on E North Street.

PROPERTY HIGHLIGHTS

- Lease Rate: \pm \$20/SF NNN
- Space Available: \pm 1,018 SF
- Lot Size: \pm 0.86 Acres
- Traffic Counts: Combined \pm 74,700 VPD
- Parking: \pm 47 spaces (\pm 4.55/1,000 SF)
- Condition: former office
- Use: Ideal for Retail, Medical, Office
- Access: full access on N Pleasantburg Dr
secondary access on E North St
- Nearby Retailers: Sprouts, CVS,
Walgreens, Dutch Bros, Starbucks,
Dunkin', proposed Chick-fil-a



**Combined \pm 74,700
VPD**



**Parking
Ratio \pm 4.55/1,000 SF**

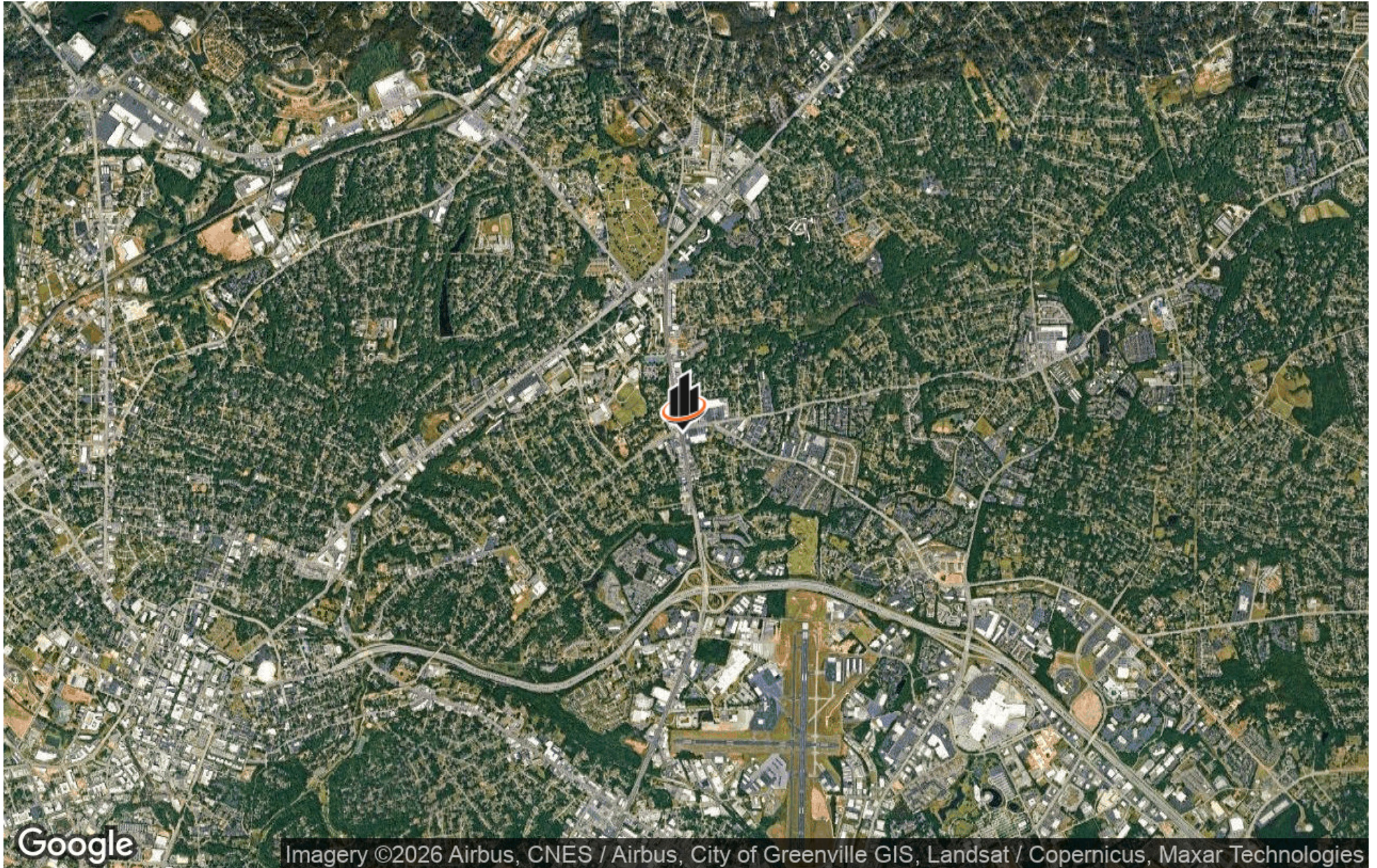


**Flexible Zoning
MX-2**

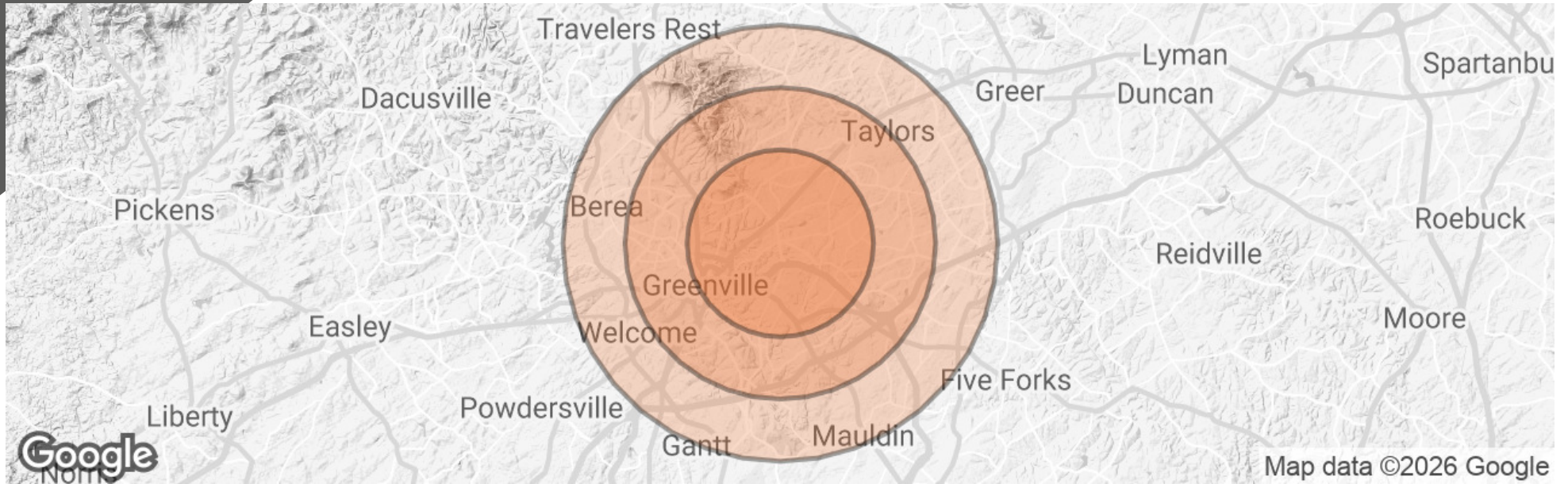
PROPERTY PHOTOS



AERIAL MAP



DEMOGRAPHICS MAP & REPORT



2026 © SiteSeer Technologies. Data by STI: PopStats. This report is provided for informational purposes only and is presented without verification or warranty.

	3 MILES	5 MILES	7 MILES
TOTAL POPULATION (2025)	±73,198	±187,173	±305,874
PROJECTED GROWTH (2030)	+3.2%	+3.3%	+3.2%
AVERAGE HH INCOME	±\$115,573	±\$119,179	±\$113,679
DAYTIME EMPLOYEES	±70,833	±122,265	±173,597
AVERAGE AGE	±39.5	±39.9	±40.2
MEDIAN HOME VALUE	±\$526,891	±\$515,735	±\$469,946



Chris Philbrick
Retail Advisor
chris.philbrick@svn.com
864.631.3419



Dustin Tenney
SVP of Retail Services
dustin.tenney@svn.com
864.905.7226

DISCLAIMER

The material contained in this Offering Brochure is furnished solely for the purpose of considering the lease of the property within and is not to be used for any other purpose. This information should not, under any circumstances, be photocopied or disclosed to any third party without the written consent of the SVN® Advisor or Property Owner, or used for any purpose whatsoever other than to evaluate the possible lease of the Property. The only party authorized to represent the Owner in connection with the sale of the Property is the SVN Advisor listed in this proposal, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Offering Brochure. If the person receiving these materials does not choose to pursue a lease of the Property, this Offering Brochure must be returned to the SVN Advisor. Neither the SVN Advisor nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future representation of the Property. This Offering Brochure may include certain statements and estimates with respect to the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, the SVN Advisor and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Offering Brochure, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate lease Agreement between it and Owner.

The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the SVN Advisor nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property. This Offering Brochure is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to lease the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Brochure or making an offer to lease the Property unless and until the Owner executes and delivers a signed Real Estate lease Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective leaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto. To the extent Owner or any agent of Owner corresponds with any prospective leaser, any prospective leaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate lease Agreement shall bind the property and each prospective leaser proceeds at its own risk.