

**FOR SALE**

**±1,600 SF Building**  
**±0.44 Acres**

298 S. Pleasantburg Drive  
Greenville, SC 29607



SALE PRICE:

**\$599,000**

**Lighted Intersection | Corner Site | Easy Access | Visibility**

- ±0.44 acres with a ±1,600 SF building onsite
- Signalized corner with easy access and excellent visibility
- ±125' frontage on S. Pleasantburg Drive
- ±38,300 VPD directly in front of site
- Ice machine lease can be terminated (*Income of \$3,600/year*)
- Zoned MX-3, City of Greenville
- Tax Map #: 0266000101106





# SPENCER/HINES PROPERTIES

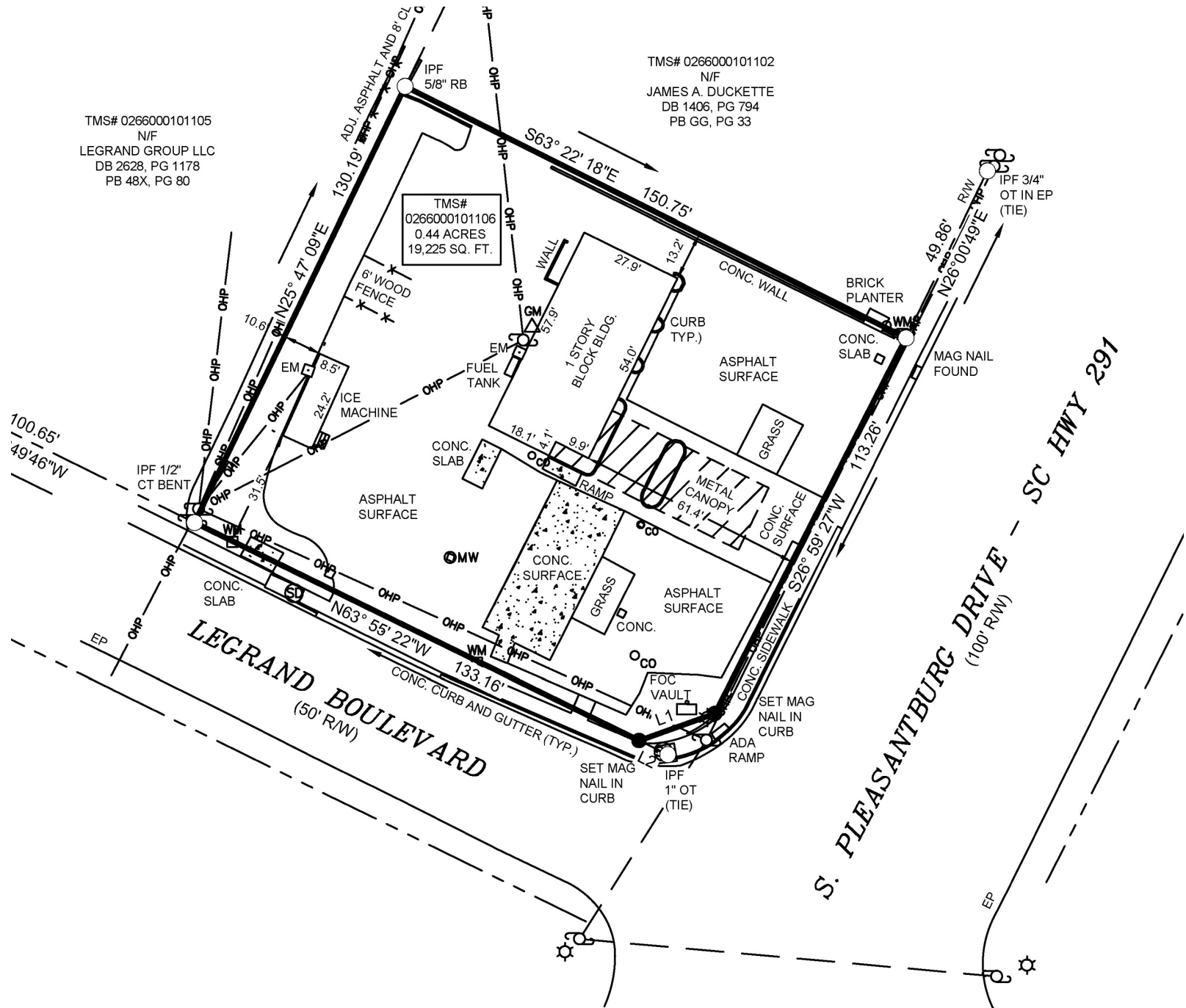
COMMERCIAL REAL ESTATE SALES, LEASING, & INVESTMENTS  
500 E. North Suite F | Greenville, SC 29601

# FOR SALE

## ±1,600 SF Building ±0.44 Acres

298 S. Pleasantburg Drive  
Greenville, SC 29607

### SURVEY





# SPENCER/HINES P R O P E R T I E S

COMMERCIAL REAL ESTATE SALES, LEASING, & INVESTMENTS  
500 E. North Suite F | Greenville, SC 29601

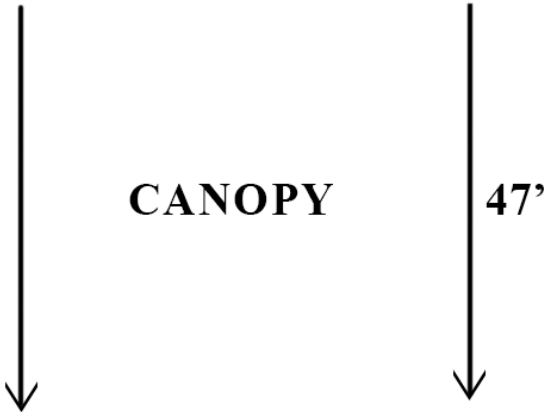
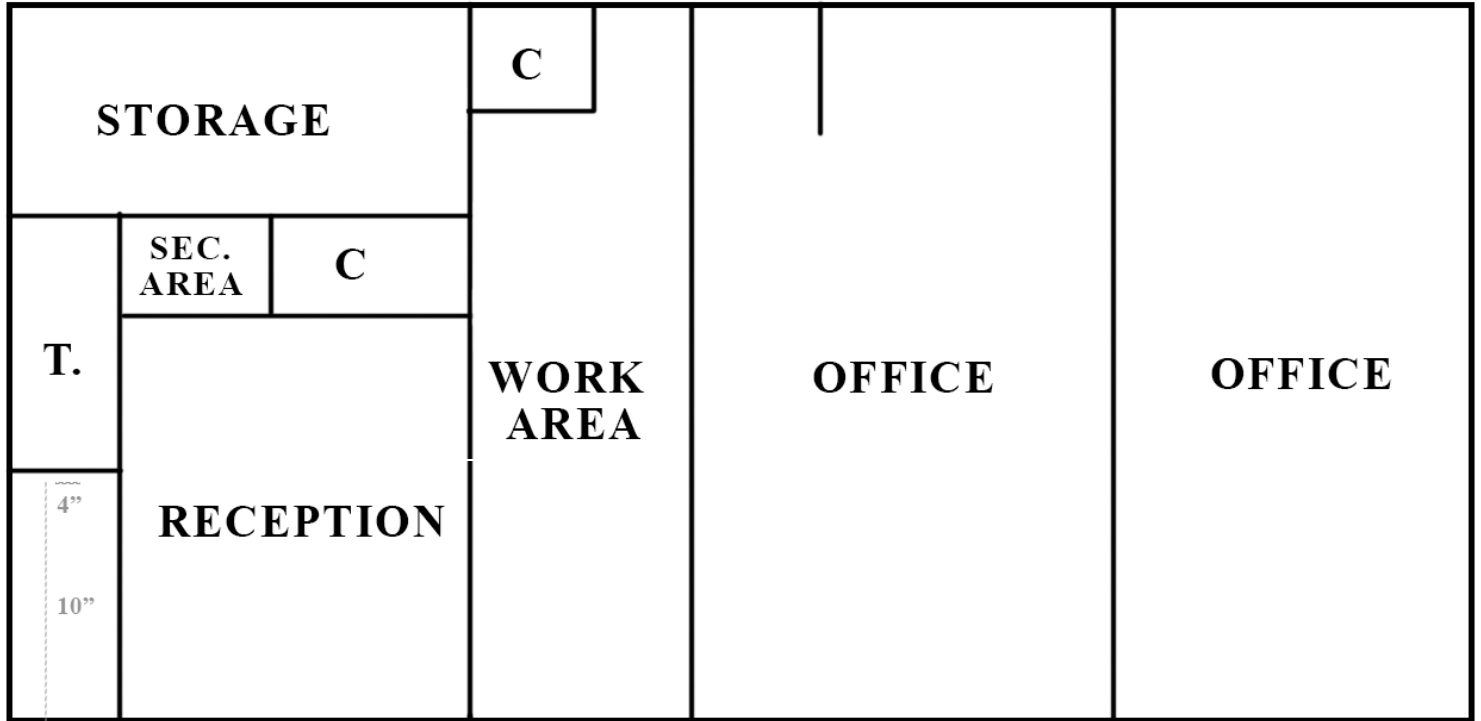
# FOR SALE

±1,600 SF Building  
±0.44 Acres

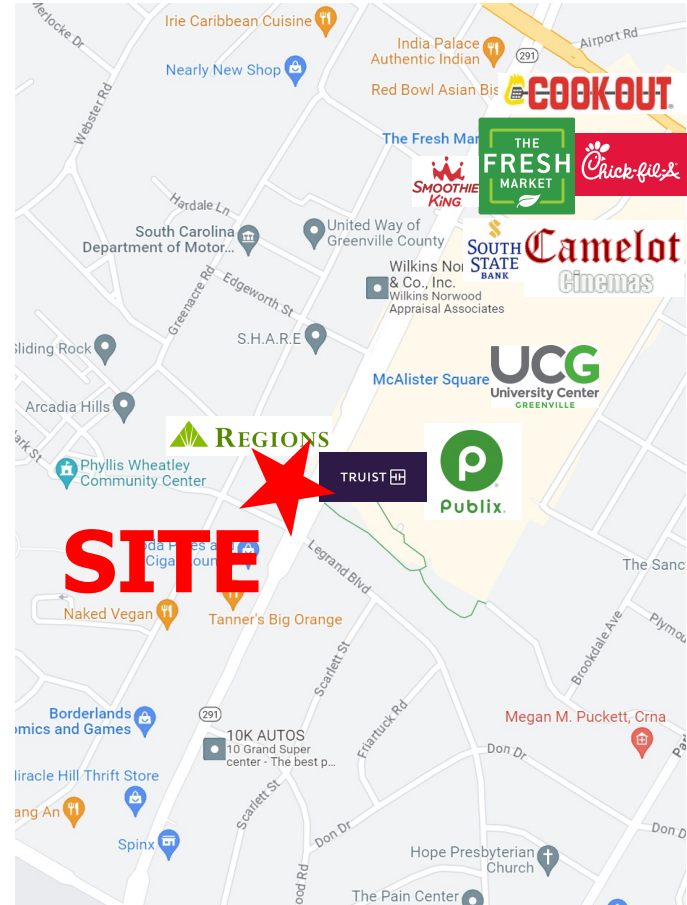
298 S. Pleasantburg Drive  
Greenville, SC 29607

## FLOORPLAN

58'



## SITE



## DEMOGRAPHICS

POPULATION	1 mile	3 mile	5 mile
2010 Population	7,946	59,695	148,445
2023 Population	8,488	70,901	171,609
2028 Population Projection	8,629	73,212	176,510
Annual Growth 2010-2023	0.5%	1.4%	1.2%
Annual Growth 2023-2028	0.3%	0.7%	0.6%

HOUSEHOLDS	1 mile	3 mile	5 mile
2010 Households	3,511	26,072	62,180
2023 Households	3,622	30,733	72,236
2028 Household Projection	3,644	31,685	74,327
Annual Growth 2010-2023	0.4%	1.5%	1.4%
Annual Growth 2023-2028	0.2%	0.6%	0.6%