

FOR SALE OR LEASE

10 Chrome Drive, Greenville, SC 29615

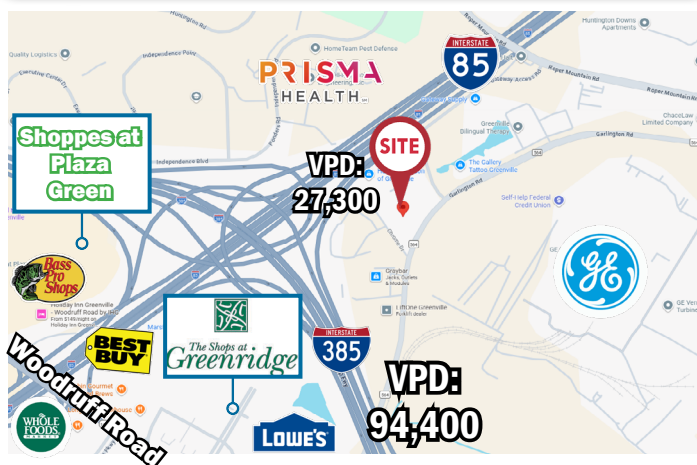
NAI Earle Furman



**High-Visibility Restaurant or Redevelopment Opportunity
Located in one of Southeast's Fastest Growing Markets**

PROPERTY FEATURES

- ±9,617 SF freestanding restaurant building on 2.24 acres
- Former high-volume Quaker Steak & Lube with existing infrastructure in place
- Located within Greenville city limits
- Excellent visibility and accessibility along primary commercial corridor
- Less than a mile from I-85 / I-385 interchange and Woodruff Road retail corridor
- Ample parking and strong site layout for high-traffic users
- Flexible layout ideal for restaurant reuse or conversion
- Potential uses include restaurant / hospitality, retail / service conversion, or adaptive reuse
- Positioned in Greenville MSA (one of the fastest growing regions in the Southeast)
- Proximity to major employment corridors and commuter routes
- Sale Price: \$2,695,000
- Lease Rate: \$17.50/SF/NNN



Drew A. Stamm | Shareholder
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101 E Washington St
Greenville, SC 29601
www.naiearlefurman.com

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Located within the thriving Greenville market, this property benefits from one of the Southeast's most dynamic and consistently growing economies. Greenville County has experienced steady population gains for more than two decades, driven by strong job creation, business-friendly policies, and continued in-migration.

The area is anchored by a diverse economic base including advanced manufacturing, healthcare, and professional services, with major employers such as BMW and Michelin supporting long-term stability and workforce growth. A young, educated population and rising household incomes continue to fuel demand for dining, retail, and experiential concepts. Ongoing residential and commercial development throughout the corridor further strengthens this location, positioning the property to capitalize on sustained growth and increasing consumer activity.

Position your concept at the center of Greenville's next wave of growth.

Greenville County Population



593K

Diverse economy driven by manufacturing, healthcare, and professional services. Continued population growth is fueling strong demand for retail dining, and service uses.

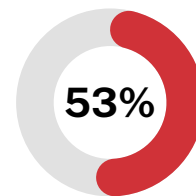
2025 Average Household Income (3 Miles)

\$129,316

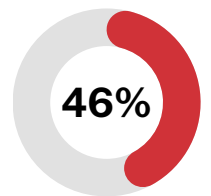
Demographic Highlights

	1 MILE	3 MILE	5 MILE
2025 POPULATION	3,443	57,849	164,270
2030 PROJECTED POPULATION	3,693	61,637	173,829
2025 HOUSEHOLDS	1,722	26,344	71,004
2025 AVG HH INCOME	\$116,450	\$129,316	\$128,351

Housing Unit Summary



Owner Occupied

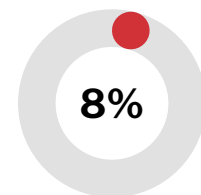


Renter Occupied

Greenville Unemployment Rate



4.1%



Vacant

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