

# FOR LEASE

New Construction Retail Suite  
Available Immediately

3119 N. Pleasantburg Dr.  
Greenville, SC 29609  
±858 SF Suite Available  
Rental Rate: \$32/  
SF NNN



Contact: Daniel Casillas • 864.901.6932 • [daniel@tbccre.com](mailto:daniel@tbccre.com)

The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.

# AMENITIES

- Highly visible location in Cherrydale retail submarket
- Greenville County Tax Map# 0174010103100
- 44,000 VPD per SCDOT
- Delivered in shell condition ready for your upfit.

- Zoned C-2
- See Site Plan showing proposed building
- Suite A has been leased to Stanton Optical. See attached floor plan and elevations.



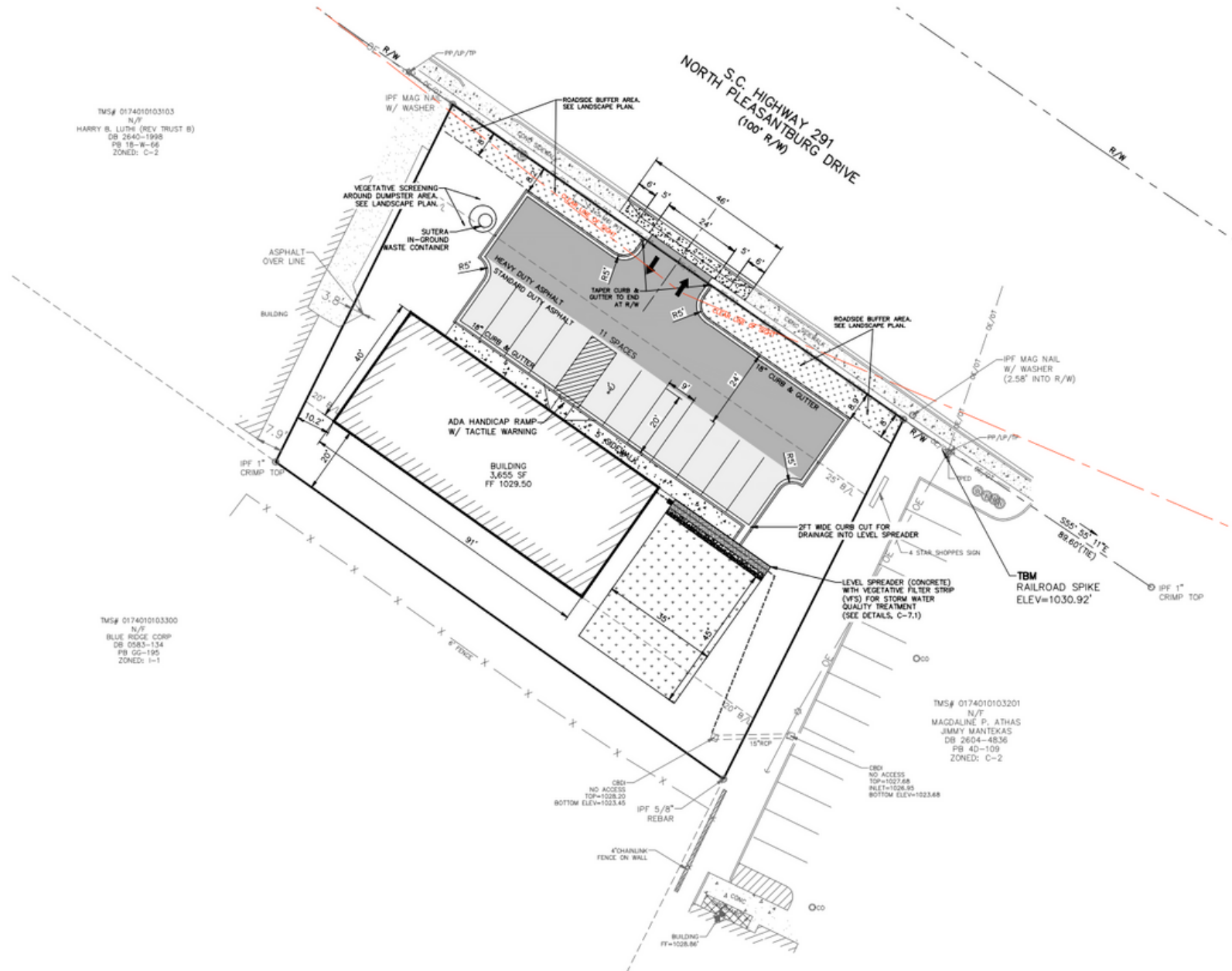
# TAX MAP



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# SITE PLAN

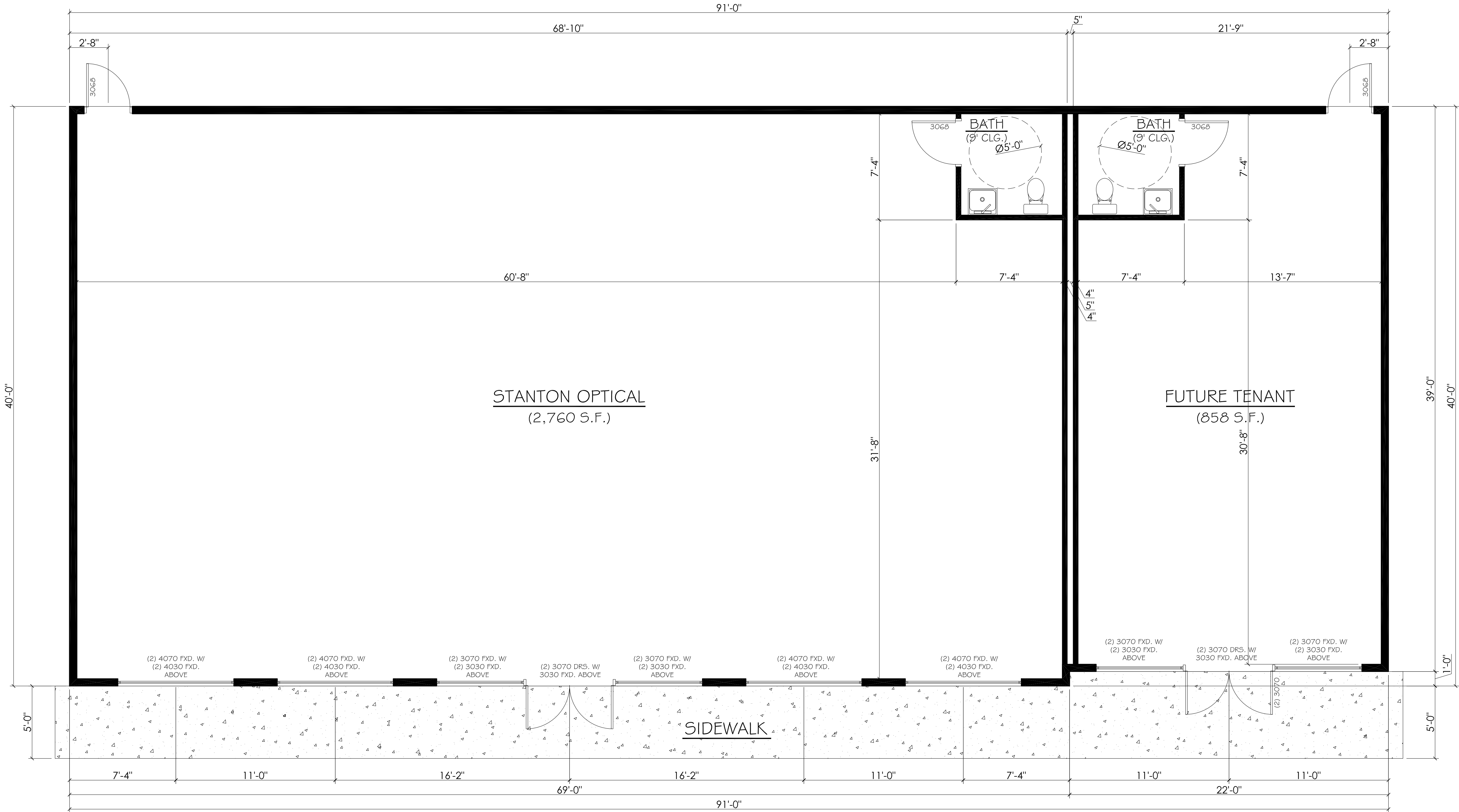


# PROPERTY PHOTOS



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N. PLEASANTBURG DR. - RETAIL BUILDING  
EAGLE VIEW PROPERTIES  
FLOORPLAN

DESIGN INFO.
SCALE: 1/4"=1'-0"
DRAFTER: JK
EXT. WALL SIZE: 2X6
INT. WALL SIZE: 2X6
BEARING HEIGHT: 22'-0"
ROOF PITCH: 1/12
OVERHANG:
DATE:
SHEET:

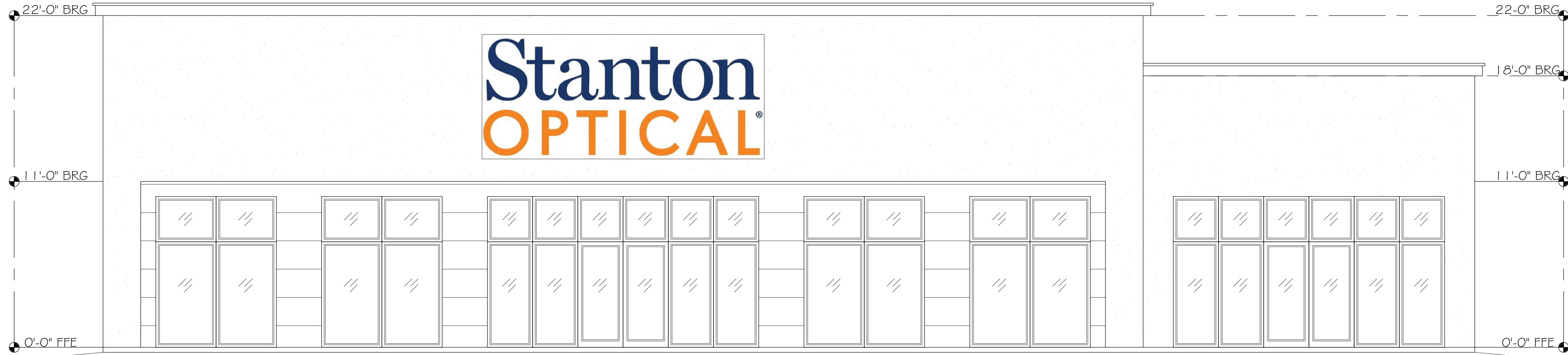
A-1

DIMENSIONAL DESIGN

dimdesign7@gmail.com

THESE DRAWINGS CONTAIN ARCHITECTURAL SYMBOLS USED FOR GRAPHIC PURPOSES ONLY. SIZE AND LOCATION MAY VARY TO MEET MANUFACTURER'S SPECIFICATIONS.

DO NOT SCALE DRAWINGS. ANY QUESTIONS ABOUT DIMENSIONS, CONTACT DESIGNER.



FRONT ELEVATION



REAR ELEVATION

DIMENSIONAL  
DESIGN  
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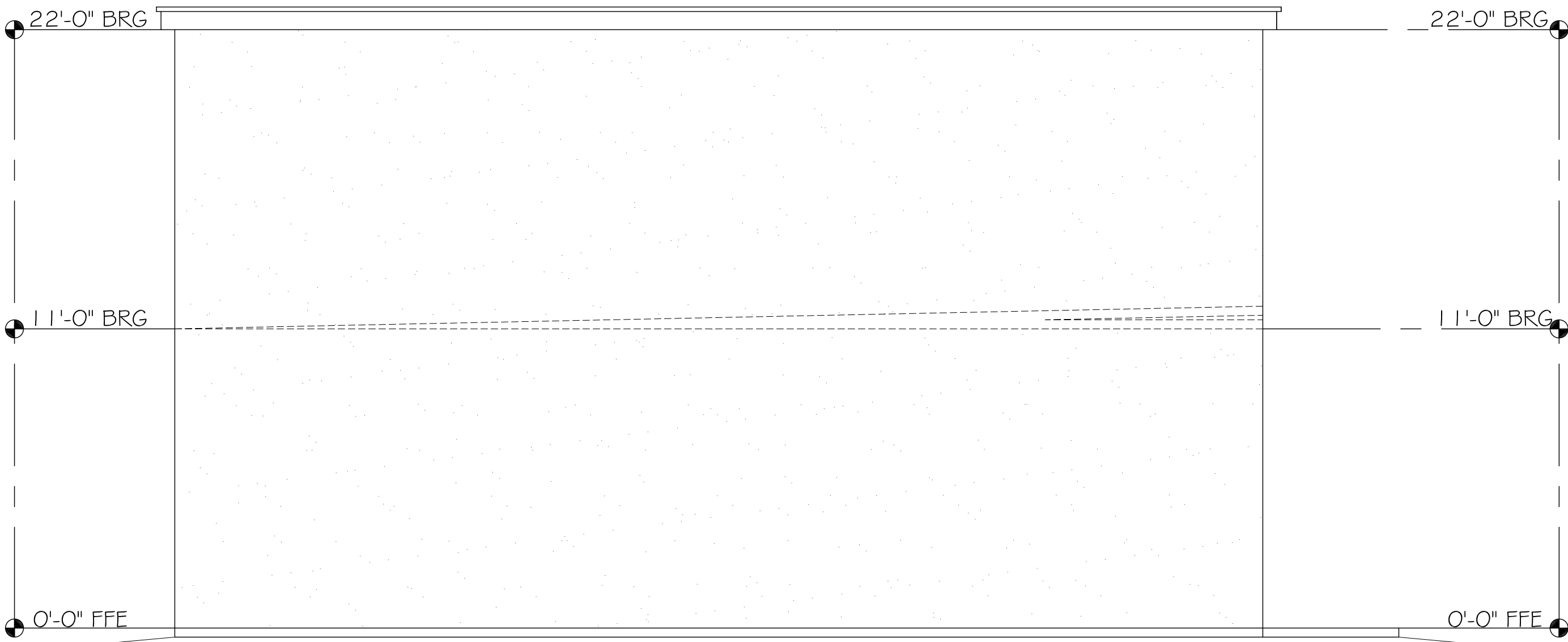
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N. PLEASANTBURG DR. - RETAIL BUILDING  
EAGLE VIEW PROPERTIES  
ELEVATIONS

DESIGN INFO.  
SCALE: N.T.S.  
DRAFTER: JK  
EXT. WALL SIZE: 2X6  
INT. WALL SIZE: 2X6  
BEARING HEIGHT: 16'-0"  
ROOF PITCH: 3/12  
OVERHANG: 12"  
DATE:  
SHEET:



RIGHT ELEVATION



LEFT ELEVATION

N. PLEASANTBURG DR. - RETAIL BUILDING  
EAGLE VIEW PROPERTIES  
ELEVATIONS

DESIGN INFO.

SCALE: 1/4"=1'-0"
DRAFTER: JK
EXT. WALL SIZE: 2X6
INT. WALL SIZE: 2X6
BEARING HEIGHT: 16'-0"
ROOF PITCH: 3/12
OVERHANG: 12"
DATE:

SHEET:

A-3

DIMENSIONAL  
DESIGN

dimdesign7@gmail.com

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