



NORTH PLEASANTBURG DRIVE

GROUND LEASE/BUILT TO SUIT

2845 NORTH PLEASANTBURG DRIVE, GREENVILLE SC 29609

North Pleasantburg Drive

CONTENTS

- 01 **Executive Summary**
 - Investment Summary
 - Location Summary
- 02 **Property Description**
 - Property Features
 - Aerial Map
 - Retail Map
- 03 **Demographics**
 - Demographics
 - Demographic Charts

Exclusively Listed By



Leland "L.J." Kleger

Broker/Investment Specialist
(864) 979-9576
LJ@onealliancecompanies.com



OFFERING SUMMARY

ADDRESS	2845 North Pleasantburg Drive Greenville SC 29609
COUNTY	Greenville
PRICE	\$150,000
LAND ACRES	.45
ZONING TYPE	Commercial
APN	18303010290

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2022 Population	5,470	66,935	166,556
2022 Median HH Income	\$63,565	\$55,797	\$57,038
2022 Average HH Income	\$122,621	\$89,758	\$91,993

Property Highlights

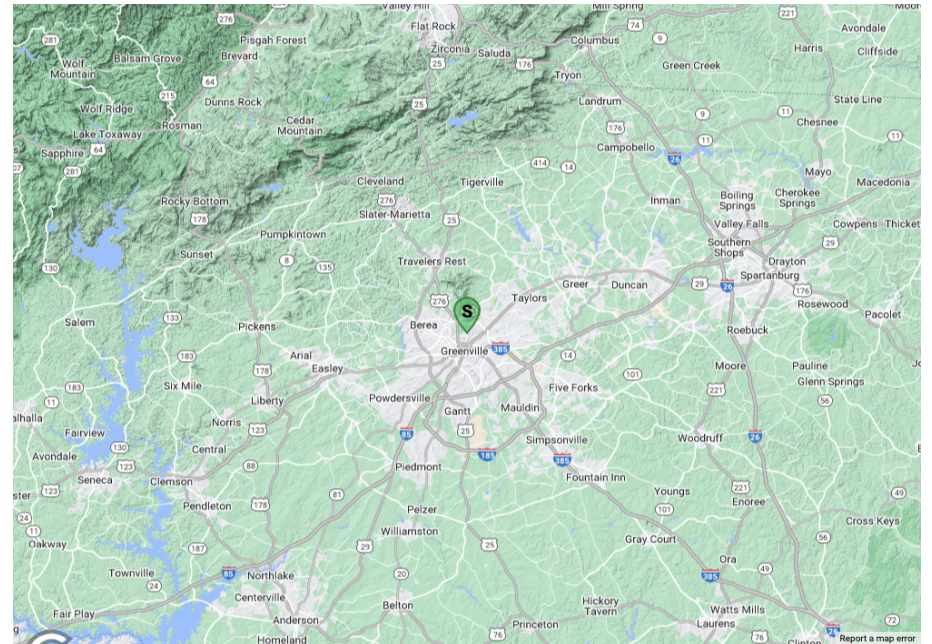
- For Sale, Ground Lease or Built to Suit - Contact broker for ground lease pricing.
- 34,000 VPD
- Frontage on North Pleasantburg Drive
- Great location in the Cherrydale area of Greenville
- 3 miles from Main Street Downtown Greenville
- Sewer and water access



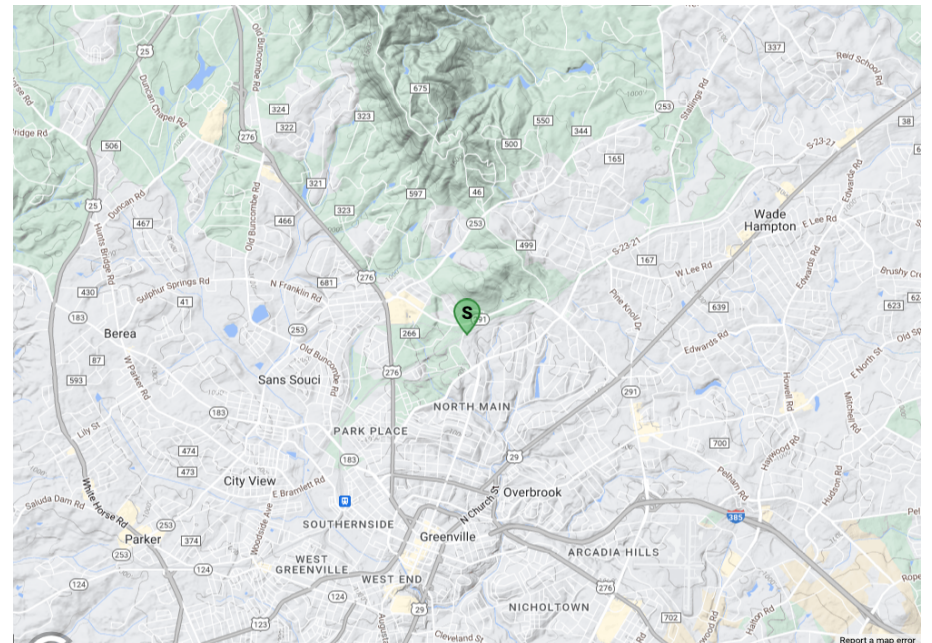
About Greenville, SC

- Situated in the Upstate region of South Carolina, Greenville benefits from its strategic location. It is conveniently located between major cities like Atlanta and Charlotte, making it easily accessible for transportation and distribution networks. Additionally, Greenville-Spartanburg International Airport provides excellent connectivity for businesses with national and international operations. Greenville has experienced significant economic growth in recent years. The city has a diverse and robust economy, with thriving industries such as advanced manufacturing, automotive, healthcare, technology, and engineering. This economic stability makes it an attractive location for businesses. Greenville offers a high quality of life, making it an appealing place for businesses and their employees. The city has a vibrant downtown area with a variety of dining, entertainment, and cultural options.
- Greenville is known for its business-friendly environment and supportive policies. The city has low taxes, streamlined regulations, and a proactive approach to attracting and retaining businesses. This favorable business climate can provide an excellent foundation for commercial ventures. Greenville is home to a skilled and educated workforce. The city boasts several renowned universities and technical colleges, ensuring a steady supply of talent across various fields. The presence of educational institutions enhances the availability of skilled professionals, making it an attractive destination for businesses seeking qualified employees. The Greenville community is actively engaged in supporting local businesses. The city hosts various festivals, events, and initiatives that promote collaboration and commerce. This supportive community creates an environment where businesses can thrive and build strong customer relationships.

Regional Map



Locator Map



PROPERTY FEATURES

LAND ACRES	.45
ZONING TYPE	Commercial
TOPOGRAPHY	Flat
LOCATION CLASS	A
TRAFFIC COUNTS	34,000 VPD





Report a map error



POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	4,605	56,486	139,298
2010 Population	4,817	58,662	143,117
2022 Population	5,470	66,935	166,556
2027 Population	5,667	69,472	173,091
2022-2027: Population: Growth Rate	3.55 %	3.75 %	3.85 %
2022 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	313	3,423	7,491
\$15,000-\$24,999	150	2,159	5,505
\$25,000-\$34,999	241	3,247	7,617
\$35,000-\$49,999	287	4,092	10,331
\$50,000-\$74,999	265	4,574	12,000
\$75,000-\$99,999	150	3,504	8,194
\$100,000-\$149,999	317	3,610	9,479
\$150,000-\$199,999	174	1,748	4,120
\$200,000 or greater	413	2,278	5,911
Median HH Income	\$63,565	\$55,797	\$57,038
Average HH Income	\$122,621	\$89,758	\$91,993

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	2,044	25,860	63,670
2010 Total Households	2,066	23,927	58,698
2022 Total Households	2,310	28,634	70,647
2027 Total Households	2,408	29,938	74,175
2022 Average Household Size	2.32	2.22	2.27
2000 Owner Occupied Housing	1,077	12,363	32,811
2000 Renter Occupied Housing	806	10,929	24,961
2022 Owner Occupied Housing	1,379	14,246	38,326
2022 Renter Occupied Housing	931	14,388	32,321
2022 Vacant Housing	120	3,234	7,607
2022 Total Housing	2,430	31,868	78,254
2027 Owner Occupied Housing	1,447	15,110	40,606
2027 Renter Occupied Housing	960	14,828	33,570
2027 Vacant Housing	115	3,215	7,583
2027 Total Housing	2,523	33,153	81,758
2022-2027: Households: Growth Rate	4.15 %	4.45 %	4.90 %



Source: esri

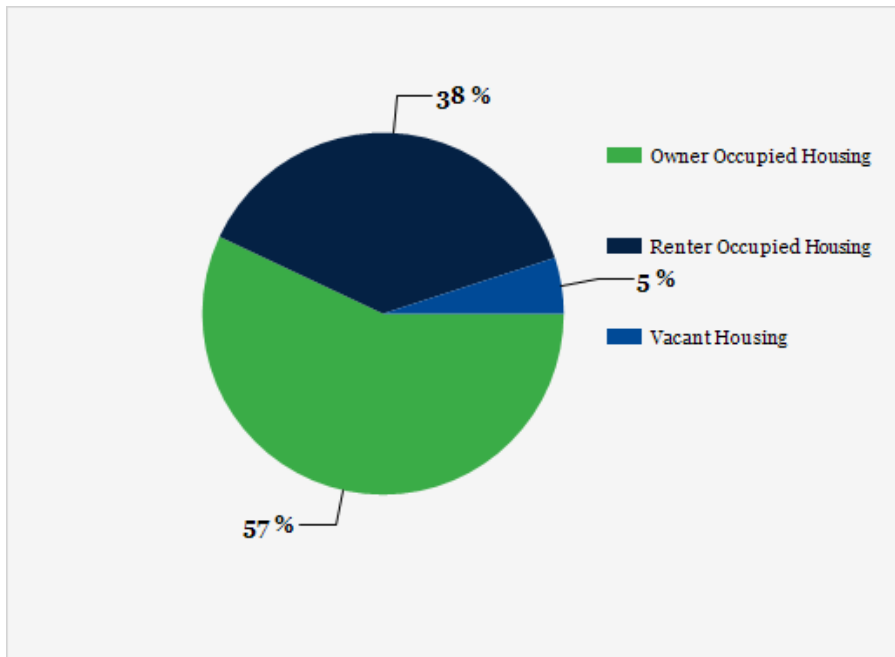
2022 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2022 Population Age 30-34	368	5,509	12,479
2022 Population Age 35-39	395	4,818	11,497
2022 Population Age 40-44	349	4,403	10,683
2022 Population Age 45-49	313	3,687	9,244
2022 Population Age 50-54	293	3,681	9,359
2022 Population Age 55-59	282	3,750	9,630
2022 Population Age 60-64	346	3,936	10,105
2022 Population Age 65-69	295	3,487	9,171
2022 Population Age 70-74	240	2,919	8,040
2022 Population Age 75-79	155	2,040	5,776
2022 Population Age 80-84	102	1,244	3,708
2022 Population Age 85+	138	1,344	3,751
2022 Population Age 18+	3,954	53,050	132,023
2022 Median Age	37	37	38

2022 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$68,650	\$57,482	\$58,210
Average Household Income 25-34	\$122,699	\$84,247	\$84,619
Median Household Income 35-44	\$100,428	\$71,531	\$71,609
Average Household Income 35-44	\$143,631	\$108,205	\$109,449
Median Household Income 45-54	\$104,547	\$70,728	\$72,474
Average Household Income 45-54	\$152,480	\$105,565	\$109,543
Median Household Income 55-64	\$76,227	\$62,252	\$63,468
Average Household Income 55-64	\$138,522	\$98,569	\$102,210
Median Household Income 65-74	\$47,994	\$49,347	\$51,799
Average Household Income 65-74	\$106,158	\$83,665	\$86,651
Average Household Income 75+	\$71,902	\$63,553	\$66,786

2027 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2027 Population Age 30-34	305	4,509	10,418
2027 Population Age 35-39	361	4,938	11,730
2027 Population Age 40-44	396	4,642	11,297
2027 Population Age 45-49	351	4,282	10,767
2027 Population Age 50-54	312	3,677	9,359
2027 Population Age 55-59	283	3,681	9,530
2027 Population Age 60-64	263	3,608	9,426
2027 Population Age 65-69	308	3,647	9,669
2027 Population Age 70-74	255	3,175	8,549
2027 Population Age 75-79	191	2,450	6,914
2027 Population Age 80-84	123	1,619	4,735
2027 Population Age 85+	135	1,460	4,269
2027 Population Age 18+	4,034	54,955	137,172
2027 Median Age	37	38	39

2027 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$80,481	\$64,321	\$64,603
Average Household Income 25-34	\$137,780	\$95,506	\$95,392
Median Household Income 35-44	\$108,254	\$79,647	\$79,437
Average Household Income 35-44	\$160,465	\$121,505	\$120,778
Median Household Income 45-54	\$119,178	\$79,898	\$81,750
Average Household Income 45-54	\$172,555	\$118,761	\$122,676
Median Household Income 55-64	\$94,869	\$71,488	\$73,276
Average Household Income 55-64	\$155,520	\$110,740	\$115,242
Median Household Income 65-74	\$58,623	\$56,755	\$58,523
Average Household Income 65-74	\$124,653	\$95,937	\$99,277
Average Household Income 75+	\$86,964	\$73,806	\$78,096

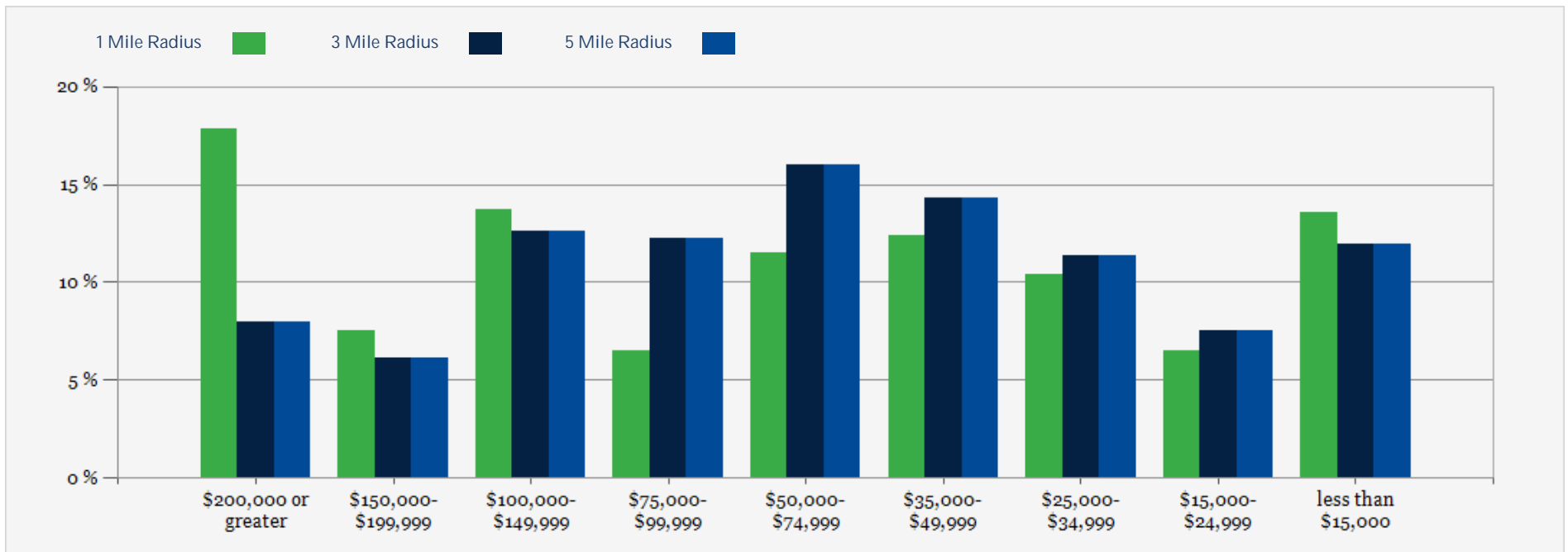
2022 Household Occupancy - 1 Mile Radius



2022 Household Income Average and Median



2022 Household Income



North Pleasantburg Drive

CONFIDENTIALITY and DISCLAIMER

The information contained in the following offering memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from One Alliance Companies and it should not be made available to any other person or entity without the written consent of One Alliance Companies.

By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property, please promptly return this offering memorandum to One Alliance Companies. This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property.

The information contained herein is not a substitute for a thorough due diligence investigation. One Alliance Companies has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this offering memorandum has been obtained from sources we believe reliable; however, One Alliance Companies has not verified, and will not verify, any of the information contained herein, nor has One Alliance Companies conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

Exclusively Listed By



Leland "L.J." Kleger

Broker/Investment Specialist

(864) 979-9576

LJ@onealliancecompanies.com

