# For Build-To-Suit or Ground Lease

## 2496 N Pleasantburg Dr

Greenville, SC 29609


### PROPERTY SUMMARY

Reedy River Retail is pleased to present an opportunity for either a build-to-suit or ground lease on this multiple-pad retail/office/medical parcel on N Pleasantburg in Greenville, SC.

Located in the "Cherrydale" district of Greenville, SC, this trade area is one of the major thoroughfares in and out of downtown Greenville, extending through Travelers Rest and up to Asheville, NC.

This site is primed for additional development, anchored by a top-performing Home Depot.

### PROPERTY HIGHLIGHTS

- Flexible site planning with 267 ft of road frontage on N Pleasantburg Drive (±36k VPD) and 631 ft of depth
- Ownership is looking for a single-tenant QSR up at the front of the property and possibly a secondary user
- On the backside of the property ownership would look at additional retail or office/medical

| | |
|---|---|
| **Lease Rate** | Negotiable |
| **Site Size** | ±4.2 Acres |
| **Building Size** | Negotiable |
| **Market** | Greenville MSA |
| **Year Built** | 2027 |
| **Zoning** | C2 |


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# Additional Images

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# Retailer Map

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# Demographic Information

**2496 N Pleasantburg Dr**

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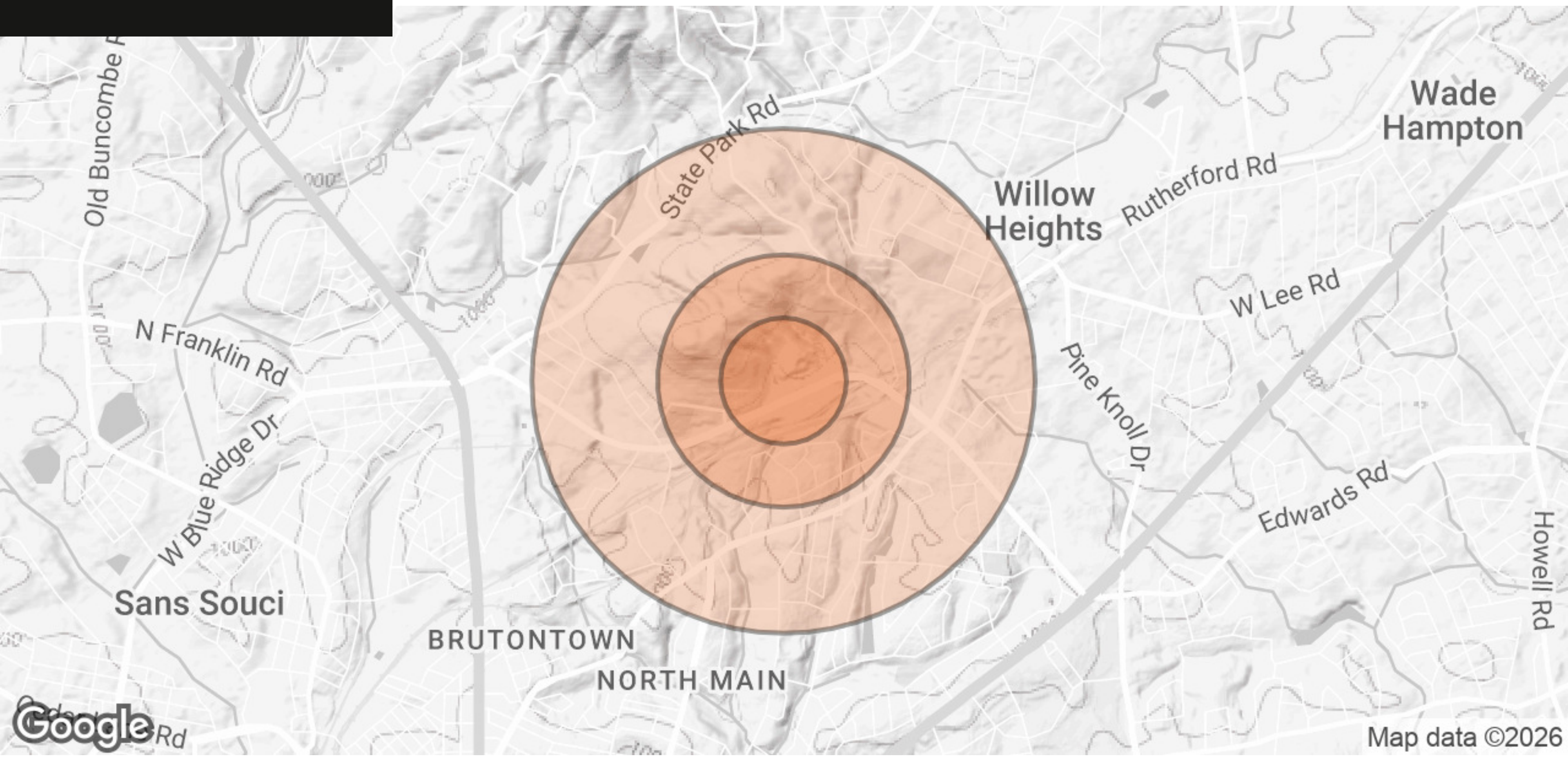


| DEMOGRAPHIC INFORMATION | 1 MILE | 3 MILES | 5 MILES |
|---|---|---|---|
| TOTAL POPULATION (Q2 2026) | ±5,478 | ±64,692 | ±173,594 |
| PROJECTED GROWTH (2031) | +1.4% | +2.3% | +2.9% |
| AVERAGE AGE | 39.4 | 39.4 | 39.7 |
| AVERAGE HH INCOME | $189,144 | $111,533 | $109,641 |
| MEDIAN HOME VALUE | $638,155 | $474,892 | $484,803 |
| DAYTIME POPULATION | ±2,794 | ±37,595 | ±97,283 |


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# REEDY RIVER RETAIL

## SPECIALIZED RETAIL BROKERAGE TEAM

In 2018, Dustin and Daniel left their teaching careers to pursue commercial real estate, quickly building one of the top retail brokerage teams in the Upstate. They prioritize relationship-building, client education, and delivering value through hard work and creativity.

The team has expanded to include additional advisors Chris Philbrick, Brett Mitchell, and Stephan Thomas, along with administrative and marketing support from Angie Looney.

Specializing in investment sales, landlord/tenant representation, and development, their focus on retail brokerage instills confidence in their clients. With the support of the SVN network of over 220 offices, Reedy River Retail has gained national recognition.

330 Pelham Rd. Ste 100A
Greenville, SC 29615

SVN PALMETTO

REEDY RIVER RETAIL

**INVESTMENTS - LANDLORD REPRESENTATION - TENANT REPRESENTATION - DEVELOPMENT**

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