

FOR SALE

**±2.5 AC AT
CLEVELAND ST. &
S. PLEASANTBURG**

**800 S. PLEASANTBURG DR.
GREENVILLE, SC 29607**

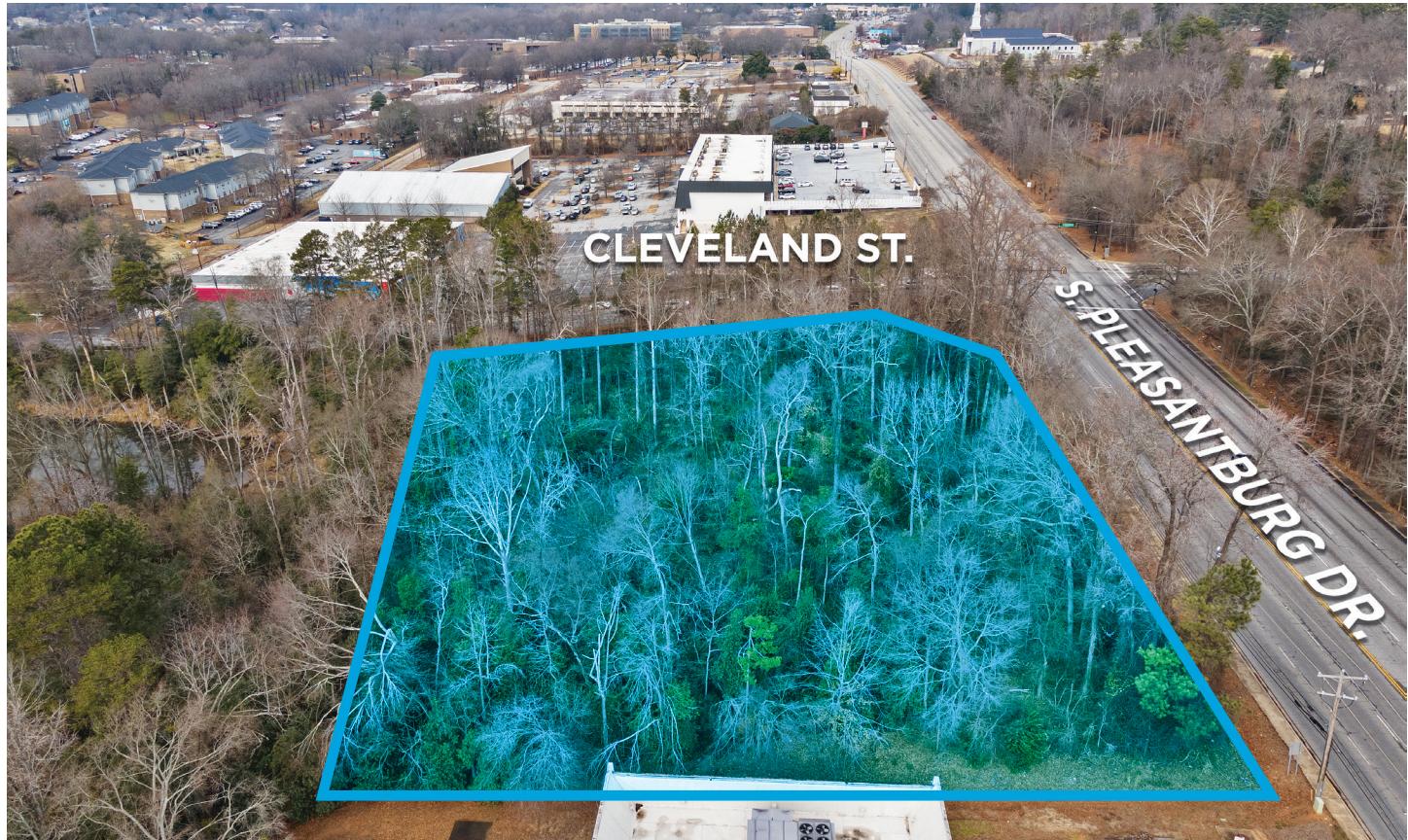


**T COX
864.747.0602**

All information deemed reliable, but not guaranteed.

KDS 
CAINE
COMMERCIAL REAL ESTATE

DETAILS



AVAILABLE SPACE

Address: 800 S. Pleasantburg Drive
Greenville, SC 29607

Sales Price: \$450,000

Acreage: ±2.5 Acres

Zoning: MX-2

Tax Map Number: 0269000100502

PROPERTY HIGHLIGHTS

- ±2.5 acres located on the busy intersection of S. Pleasantburg Dr. and Cleveland St.
- Overlooking Greenville Country Club's Riverside golf course
- Convenient access to I-85 and all of Laurens Road amenities
- Short 10 minute drive to downtown Greenville
- Traffic volume: 26,800 vehicles per day
- Located within the Greenville city limits
- Directly across the street from the Swamp Rabbit Trail



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PROPERTY PHOTOS



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LOCATION



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WHY GREENVILLE?

IT ALL STARTS DOWNTOWN

The revitalization of downtown Greenville has turned the business district into one of the most livable, vibrant communities in the city - and it's only getting better. Intensely planned urban-style development has created a widespread variety of restaurants, nightspots, parks, plazas, and urban residences that leave those who live here with an endless list of activities and entertainment. Residents and visitors enjoy 122 acres of parks, walking and biking trails.

A true gem within the downtown area is Falls Park on the Reedy River, which has been recognized by TripAdvisor as one of the "Top 10 Parks in America." Encompassing 32 acres, this park is an oasis, seamlessly bridging the gap between modern downtown and the historic West End. Residents benefit from its well-connected pedestrian paths and greenways, offering easy access to the Prisma Health Swamp Rabbit Trail System and Unity Park.

TRUST THE EXPERTS

#3 Friendliest City
Southern Living

#4 Best Places to Live in the United States
U.S. News and World Report

The Coolest Small Cities in the U.S.
Thrillist Travel

Best Places for Young Professionals in South Carolina
Niche.com

Best Small Towns in America: Best for Good Eats
Men's Journal

Top 10 America's Next Great Food Cities
Food & Wine



THE UPSTATE

LOCATION, LOCATION, LOCATION

1.6 Million People
10 Upstate SC Counties

More Than 575
International Companies

#3 GDP Worldwide
At \$6.0T, the Southeast United States GDP
Ranks #3 in the World.¹

160 New Locations
More than 160 companies have announced new
locations in the Upstate over the last 5 years.



A CRITICAL MANUFACTURING HUB



SOUTH CAROLINA IS OPEN FOR BUSINESS

#1

State for Manufacturing in 2022
Site Selection Group

#2

State for Doing Business
Area Development

#1

Fastest Growing State
in the U.S.

Data & Information Provided by Upstate Alliance

¹ Southeast defined as 12 states including: Alabama, Arkansas, Florida, Georgia, Kentucky, Louisiana, Mississippi, North Carolina, South Carolina, Tennessee, & West Virginia



REAL RELATIONSHIPS, NOT JUST REAL ESTATE

VERDAE OFFICE
340 Rocky Slope Road
Suite 302
Greenville, SC 29607

DOWNTOWN OFFICE
117 Williams Street
Greenville, SC 29601

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All property information is subject to change or withdrawal without notice.