



# FOR LEASE

## WHERE BUSINESS MEETS VISIBILITY: ±2,400 SF READY

496 S Pleasantburg Drive, Suite D  
Greenville, SC 29607



LEE & ASSOCIATES  
GREENVILLE/SPARTANBURG

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**864.704.1040**

[LeeUpstate.com](http://LeeUpstate.com)

PRICING/RATE:

**\$20.00/SF  
(NNN)**

- Well Established Neighborhood Center with Several Long Term Anchors
- Prime Visibility on one of Greenville's busiest commercial corridors
- Strong Demographics with over 70,000 residents within a 3-mile radius
- Prominent Storefront Exposure with floor-to-ceiling windows
- Competitive Market Rates in a rapidly growing Greenville submarket

# PROPERTY OVERVIEW

PROPERTY NAME	Richmond Towne Shops
TYPE	Retail
TOTAL AVAILABLE SF	±2,400 SF
TOTAL BUILDING SF	±18,620 SF
TAX MAP #	0266000101103
COUNTY	Greenville
CITY LIMITS	Yes
ZONING	MX-2
YEAR BUILT	1992
CONSTRUCTION TYPE	Masonry
ROOF	Metal

LOT SIZE	4.35 AC
SIGNAGE	Building & Monument
ROAD FRONTAGE	445' on S. Pleasantburg Drive (with 2 curb cuts)
TRAFFIC COUNT	39,900 ADT
PARKING	Ample/Free
RESTROOMS	2 (Two)
UTILITIES	All
SUBMARKET	South Pleasantburg
NOTES	Signalized Intersection Location for maximum accessibility and enhanced traffic flow

	3 MILES	5 MILES	10 MILES
POPULATION	69,695	166,674	445,114
POPULATION PROJECTION (2027)	72,812	173,969	466,111
POPULATION ANNUAL RATE (2022-2027)	0.88%	0.86%	0.93%
MEDIAN AGE	38.1	38.4	39.1
RESIDENTS	34,324	87,693	229,855
HOUSEHOLDS	32,619	71,964	179,939
HOUSEHOLDS ANNUAL RATE (2022-2027)	1.02%	0.96%	1.00%
MEDIAN HOUSEHOLD INCOME ANNUAL RATE (2022-2027)	2.64%	2.83%	3.02%

\*All demographic data is sourced from 2022 unless otherwise specified.

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320 E. Main Street, Suite 430, Spartanburg, SC 29302

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# PROPERTY PHOTOS

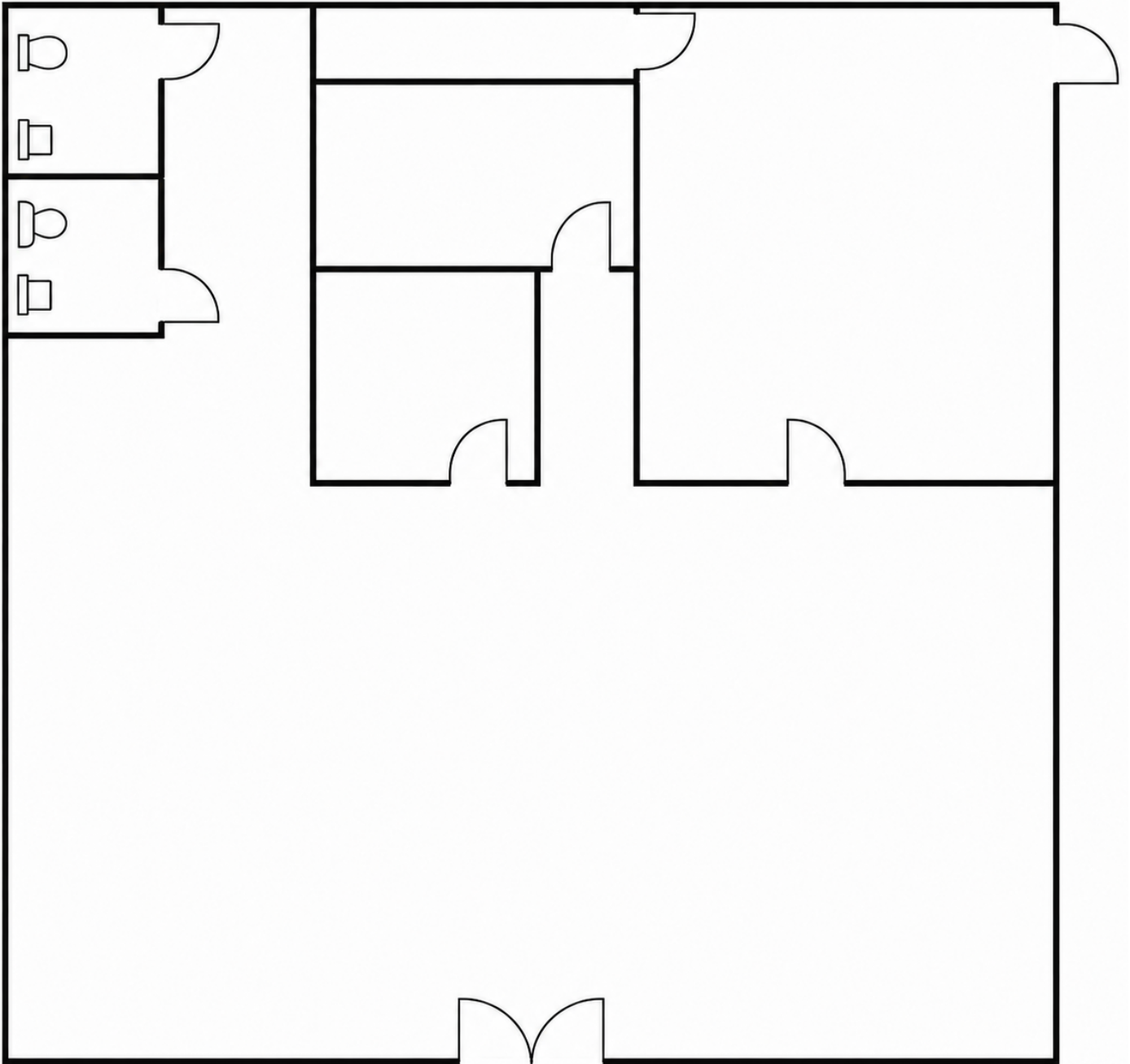


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# FLOOR PLAN



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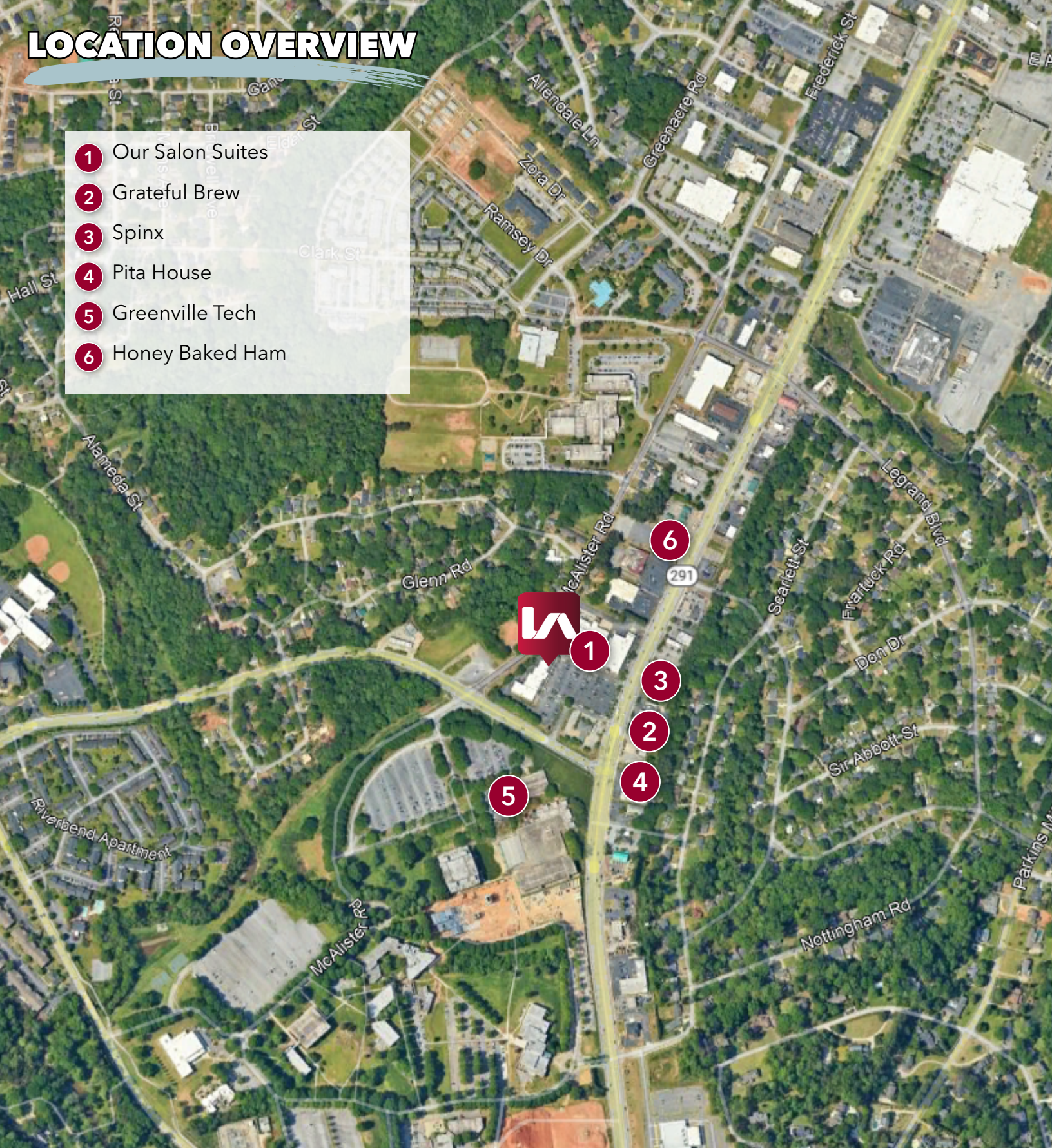
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# LOCATION OVERVIEW

- 1 Our Salon Suites
- 2 Grateful Brew
- 3 Spinx
- 4 Pita House
- 5 Greenville Tech
- 6 Honey Baked Ham



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