



For Sale or Lease

Former Tuffy Auto

3110 N Pleasantburg Dr, Greenville, SC 29609



PROPERTY SUMMARY

Reedy River Retail at SVN Palmetto is pleased to present an opportunity to purchase, or lease, this former Tuffy Automotive building on N Pleasantburg Drive in Greenville, SC.

The Cherrydale district on the northside of Greenville is a highly desirable retail trade area between downtown Greenville and Travelers Rest.

This site is surrounded by several new retail developments and has great visibility from both directions of N Pleasantburg Drive

PROPERTY HIGHLIGHTS

- ±140 ft of width on N Pleasantburg Drive
- Consistent thoroughfare all day long with ±36k VPD
- Next door to recently opened Hobby Lobby-anchored development, along with Chipotle, Panera and Burlington Co.
- Full access on N Pleasantburg
- New construction Culvers and Dutch Bros Coffee located 1/4 mile
- Could be adaptive reuse of current building or redevelopment

Asking Price	\$1,599,000
Site Size	0.83 Acres
Building Size	±5,390 SF
Year Built	2008
Traffic	±36k VPD
Frontage	±147 ft
Zoning	C2 - City of GVL



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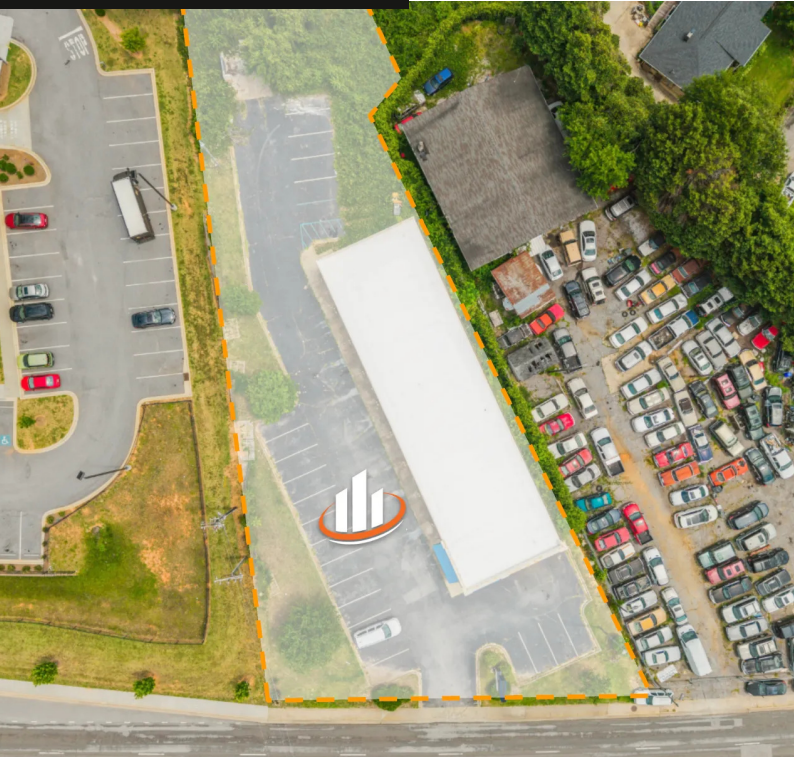




Additional Exterior Images

Former Tuffy Auto

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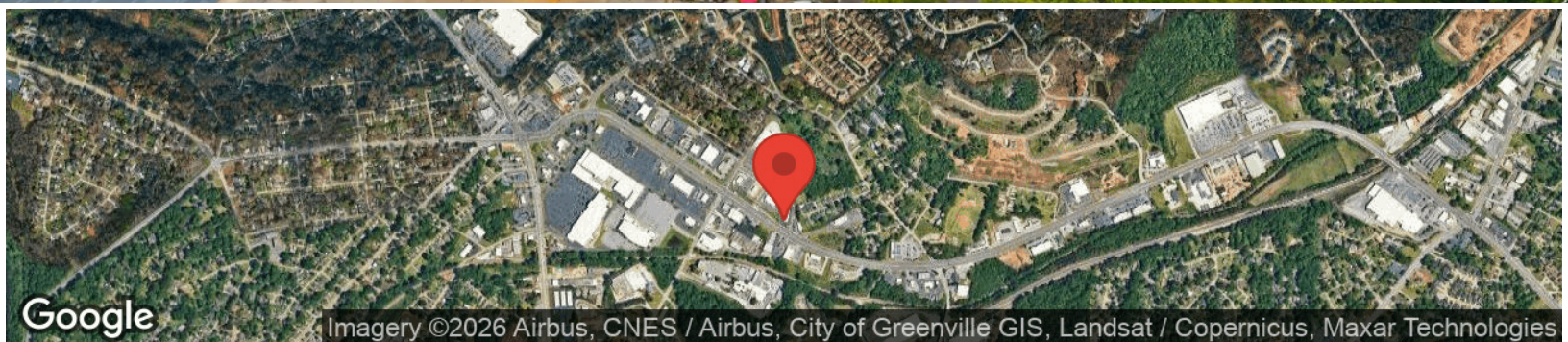


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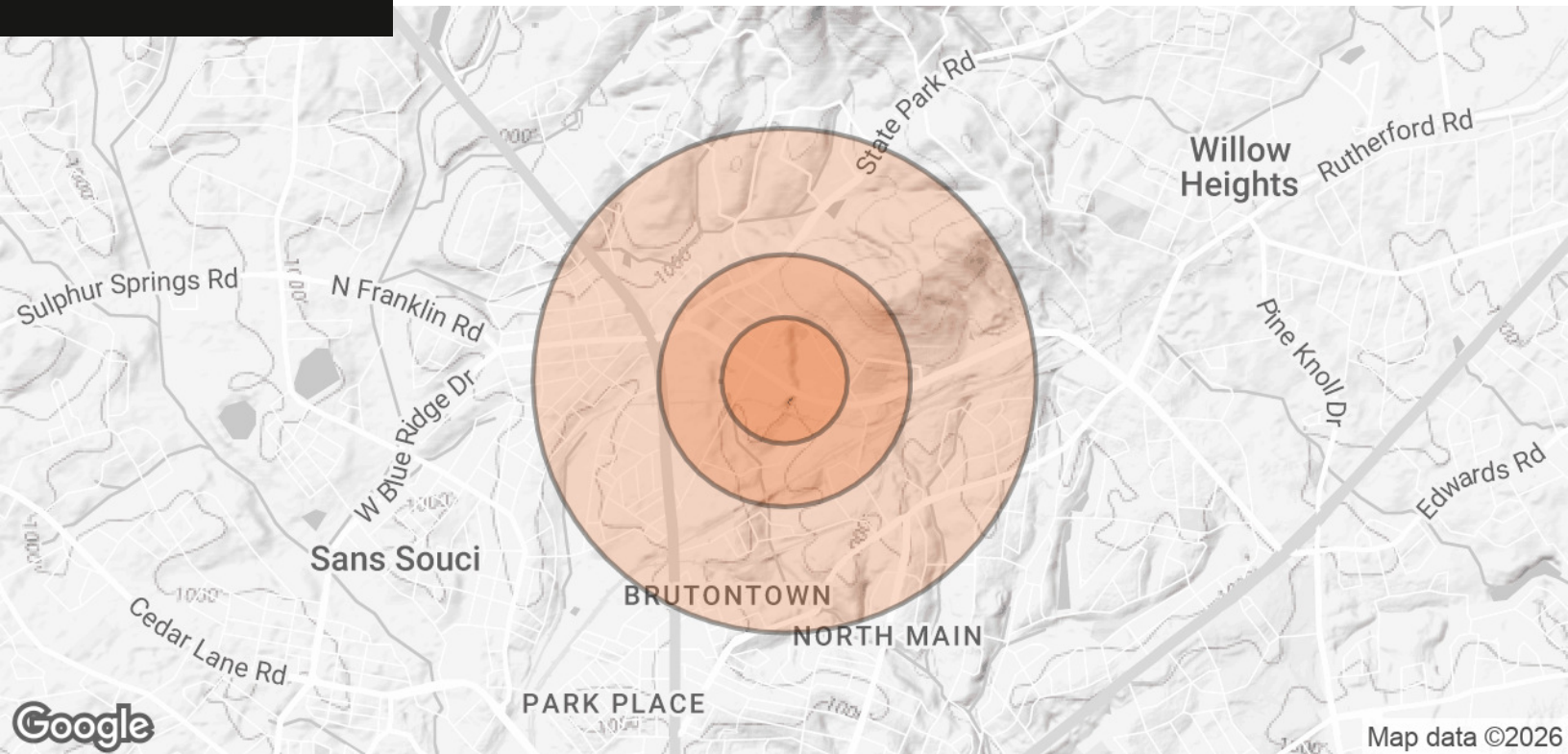
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Demographic Information

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DEMOGRAPHIC INFORMATION	1 MILE	3 MILE	5 MILE
TOTAL POPULATION (2026)	±6,214	±67,535	±164,538
PROJECTED GROWTH (2030)	+2.3%	+2.8%	+3.1%
AVERAGE AGE	38.4	39.1	39.6
AVERAGE HH INCOME	\$158,424	\$107,394	\$106,263
MEDIAN HOME VALUE	\$526,430	\$445,056	\$463,605
DAYTIME EMPLOYMENT	±3,110	±36,022	±95,527



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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



INVESTMENTS - LANDLORD REPRESENTATION - TENANT REPRESENTATION - DEVELOPMENT



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