

435 N Pleasantburg Drive

Greenville, South Carolina 29607

1,344
SQUARE FEET

0.17
ACRE LOT

8
PARKING SPACES

C3
ZONING

33,820
VPD FRONTAGE

LEASE TERMS

Base Rent	\$2,500.00 / month
Insurance and Taxes	\$494.50 / month
Base Rent per SF	\$1.86 / SF / month
Annual Escalation	5%

TOTAL MONTHLY \$2,994.50

Rent escalates 5% annually: Year 1 \$2,500, Year 2 \$2,625, Year 3 \$2,756, Year 4 \$2,894, Year 5 \$3,039. Tenant responsible for utilities, janitorial, and interior maintenance.

PROPERTY DETAILS

Building Size	1,344 SF
Lot Size	0.17 AC / 7,405 SF
Year Built	1980
Construction	Masonry
Frontage	49 feet, two curb cuts
Parking Ratio	5.95 per 1,000 SF
Zoning	C3, general commercial
Kitchen	Hood, 3 comp sink, mop sink
Restroom	One, ADA equipped

HIGHLIGHTS

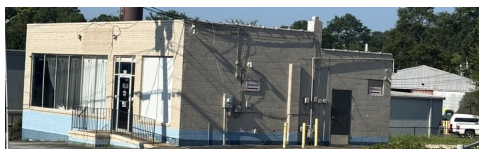
- Delivered with the kitchen in place: commercial exhaust hood with gas drops, three compartment sink with pre rinse, mop sink, and hand sink, all conveying as is.
- Open dining and retail room with a full wall of storefront glass, plus a separate entry vestibule, service counter, and rear prep area.
- Freestanding building with its own parking field, two curb cuts, and a clear facade band above the storefront for tenant signage.
- Prime visibility in the N Pleasantburg corridor, one of Greenville's busiest retail arteries, with 33,820 vehicles per day at the door and I-385 a third of a mile away.
- Zoned C3 for restaurant, quick service, retail, service, and office uses.

TRAFFIC COUNTS

North Pleasantburg Drive	33,401 VPD
N Pleasantburg at Tower Dr	33,820 VPD
Interstate 385, 0.30 mi	103,508 VPD

AREA DEMOGRAPHICS

	1 MILE	3 MILES
Population	8,911	78,584
Households	4,199	36,313
Median Household Income	\$59,833	\$75,159
Daytime Employees	7,470	82,083
Population Growth 2025 to 2030	+7.47%	+8.38%



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Interior and Kitchen

Photographed August 2026



Main dining and retail room, storefront glass facing N Pleasantburg Drive



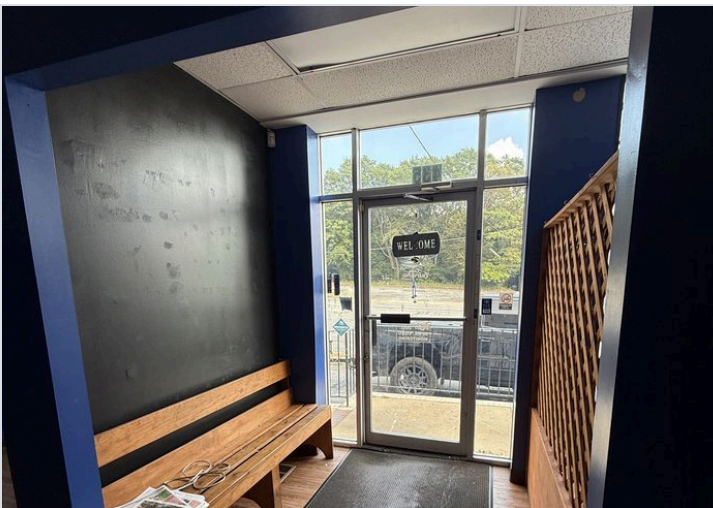
Commercial exhaust hood with gas drops for cooking equipment



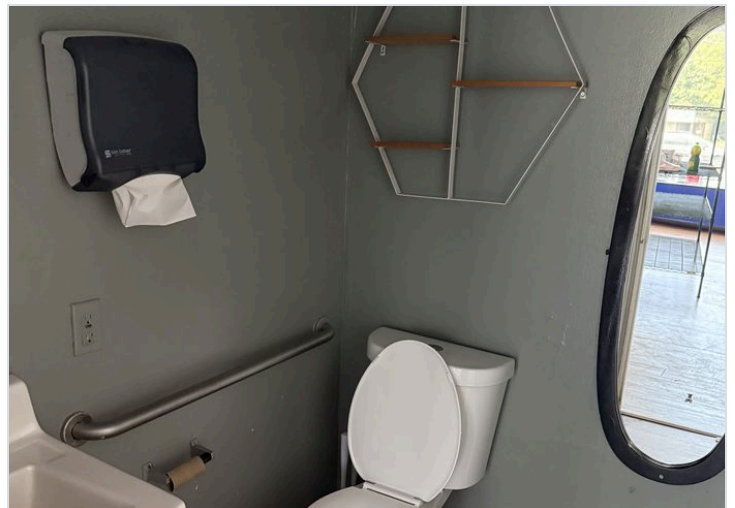
Service counter and rear prep area



Three compartment sink with pre rinse, mop sink, and water heater



Entry vestibule with a second set of doors



ADA equipped restroom