



111 State Park Rd | Greenville, SC 29609
\$1,175,000 | 7% CAP



📍 125 Newtown Rd, Suite 300
Plainview, NY 11803
☎ (516) 864.8000
🌐 www.SilberProperties.com

**Lease Details****Pizza Hut**

Annual Base Rent:	\$82,452
Lease Expiration:	10/31/2031
Renewal Options:	Three, 5 Years
Rental Increases:	None
Landlord Responsibility:	None-Absolute NNN
Ownership Type:	Fee Simple
Lease Guarantor:	Tasty Hut of SC, LLC (115+ Locations)
Lease Commencement:	2002

Building Details

Building Size:	2,336 SQFT
Lot Size:	0.56
Year Built:	2002

Price: \$1,175,000 (7% CAP)

Highlights

- Prime Location: Positioned on State Park Road (40,000+ Vehicles Per Day).
- Adjacent N Pleasantburg Dr (SC-291) sees north of 50,000 Vehicles per day.
- Tenant recently extended the lease an additional five years in 2026.
- Greenville's fastest-growing retail corridors, the property benefits from strong population growth, expanding residential density, and continued commercial investment throughout north Greenville.
- Drive Thru: Quick and easy service for customers.
- Long Term Operating History: Pizza Hut has been operating at this location for 20+ years.
- Absolute NNN: Zero Landlord Responsibilities.
- Tasty Hut of SC LLC is a subsidiary of Tasty Brands, operates over 115 locations.



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276

Poinsett Hwy - 37,112 VPD

253



253



291

N Pleasantburg Dr - 50,000 VPD

253

E Blue Ridge Dr



291

State Park Rd - 40,000 VPD



276



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Pizza Hut

NEIGHBORHOOD AERIAL

DOLLAR GENERAL

276

253

State Park Rd
40,000 VPD

LOWE'S

HOBBY LOBBY Staples
petco Burlington
five BELOW

Panera BREAD KFC BURGER KING STARBUCKS golden corral

THE HOME DEPOT Rita's

N Pleasantburg Dr
50,000 VPD

253

PAPA JOHN'S ZAXBY'S
SUBWAY COOK-OUT

291

ALDI

goodwill

291

TJ-maxx ingles
OLD NAVY Pet Super market
ROSS HIBBETT SPORTS
DOLLAR TREE Bath & Body Works

DUNKIN'

Bojangles

Advance Auto Parts

Poinsett Hwy
37,112 VPD

276



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DEMOGRAPHICS

POPULATION:	1 MILE	3 MILE	5 MILE
2010 POPULATION	6,743	58,809	147,574
2023 POPULATION	7,317	64,701	160,781
2028 POPULATION PROJECTION	8,106	71,801	178,109
ANNUAL GROWTH 2010-2023	2.10%	2.50%	2.20%
ANNUAL GROWTH 2023-2028	2.20%	2.20%	2.20%

2020 POPULATION BY RACE:

WHITE	4,131	39,866	100,743
BLACK	1,829	11,444	31,211
AMERICAN INDIAN/ALASKAN NATIVE	38	274	493
ASIAN	76	990	2,664
HAWAIIAN & PACIFIC ISLANDER	0	0	8
TWO OR MORE RACES	1,243	12,126	25,663
HISPANIC ORIGIN	1,176	11,785	23,955

HOUSEHOLDS:

2010 HOUSEHOLDS	2,897	23,710	61,776
2023 HOUSEHOLDS	\$3,133	\$26,212	\$67,556
2028 HOUSEHOLD PROJECTION	\$3,473	\$29,155	\$75,014
ANNUAL GROWTH 2010-2023	2.30%	2.50%	2.20%
ANNUAL GROWTH 2023-2028	2.20%	2.20%	2.20%
OWNER OCCUPIED HOUSEHOLDS	1,688	14,720	38,648
RENTER OCCUPIED HOUSEHOLDS	1,784	14,435	36,366
AVG HOUSEHOLD INCOME	\$87,275	\$78,943	\$81,669
MEDIAN HOUSEHOLD INCOME	\$53,350	\$49,890	\$54,942

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PROPERTY PHOTOS



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Pizza Hut®



Pizza Hut is an American multinational restaurant chain and international franchise founded in 1958 in Wichita, Kansas by Dan and Frank Carney.

The chain, headquartered in Plano, Texas, operates 17,639 restaurants worldwide as of 2020. It is owned by Yum! Brands, Inc. Pizza Hut was launched on May 31, 1958, by two brothers, Dan and Frank Carney, both Wichita State students, as a single location in Wichita, Kansas. Six months later they opened a second outlet, and within a year they were operating six locations.

Pizza Hut is split into several different restaurant formats: the original family-style dine-in locations; storefront delivery and carry-out locations; and hybrid locations that have carry-out, delivery, and dine-in options. Some full-size Pizza Hut locations have a lunch buffet, with "all-you-can-eat" pizza, salad, desserts, and breadsticks, and a pasta bar. Pizza Hut has other business concepts independent of the store type.

TENANT INFORMATION



Credit Rating
BB+ (S&P)

Locations
19,000+

Revenue
\$6.58 Billion

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The Pizza Hut logo, featuring a red silhouette of a pizza hut roof above the brand name "Pizza Hut" in a black, stylized font with a registered trademark symbol.

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FOR MORE INFORMATION

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