



FOR LEASE | ±58,150 SF RETAIL CENTER IN MIDTOWN



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PROPERTY SUMMARY

ADDRESS	730 S. Pleasantburg Dr Greenville, SC 29601
TOTAL BUILDING	±58,150 SF
SUBMARKET	South Pleasantburg / Midtown
ZONING	MX-2, City of Greenville
LOT SIZE	±1.77 AC
LEASE RATE	Contact Broker for Pricing
LEASE TYPE	NNN
TMS #	0269000101116



Property Highlights

MORGAN
MANOR

High-visibility retail opportunity along S Pleasantburg Drive, one of Greenville's primary commercial corridors with strong daily traffic counts

Strategically located in one of the fastest-growing markets in the Southeast with continued residential and retail expansion

Located at the terminus of the Swamp Rabbit Trail Blue Line, connecting the property to Greenville Technical College and Downtown Greenville

Recent exterior improvements enhance curb appeal and position the center for a refreshed tenant mix

Flexible suite sizes available, accommodating a range of users

Strong co-tenancy potential with the ability to create a synergistic tenant lineup that drives cross-shopping and repeat traffic

Excellent access and visibility with convenient ingress/egress and ample on-site parking

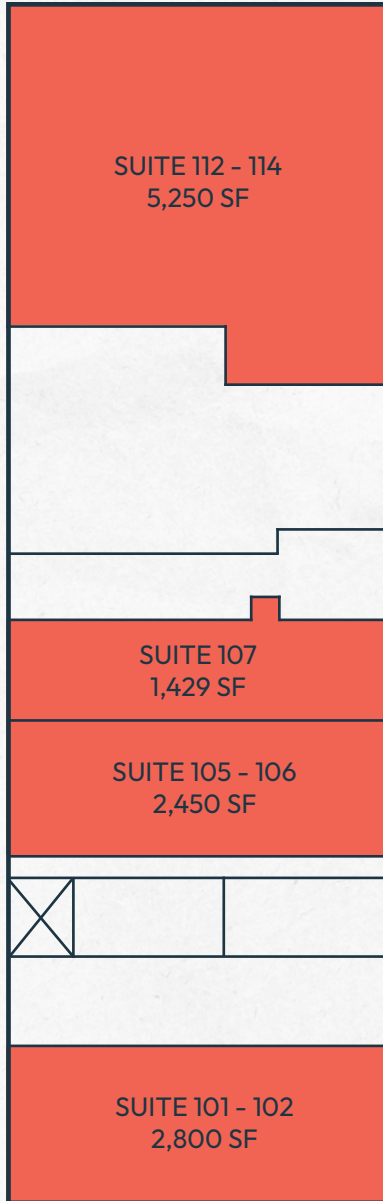
Surrounded by dense residential neighborhoods providing a built-in customer base

Ideal for service-oriented and experiential retail, including food & beverage, boutique fitness, and neighborhood-serving concepts

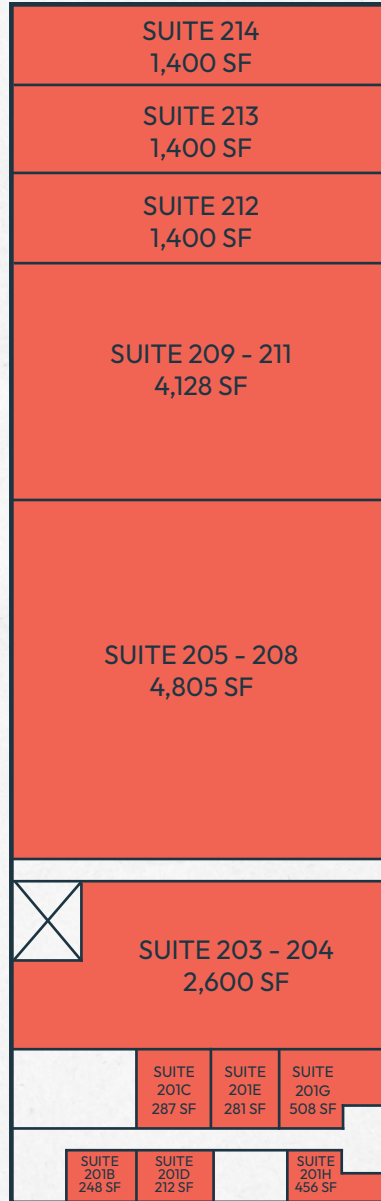


FLOORPLAN

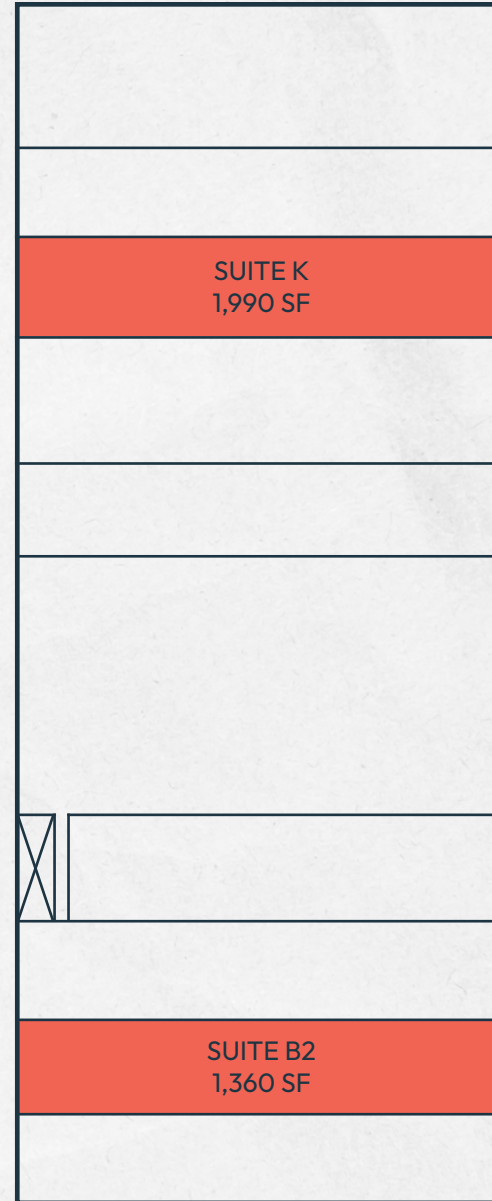
LOWER LEVEL



MID-LEVEL



UPPER LEVEL



 = available

Demographics

	1 MILE	3 MILES	5 MILES
POPULATION			
2025 Total Population	6,709	65,816	166,820
2030 Total Population	6,985	70,918	179,812
2025-30 Growth Rate	0.8%	1.5%	1.5%
2025 Median Age	39.0	36.8	36.9
HOUSEHOLDS			
2025 Total Households	3,202	31,436	74,591
2030 Total Households	3,403	34,667	81,931
2025-30 Growth Rate	1.2%	2.0%	1.9%
INCOME			
Median Household Income	\$94,362	\$75,936	\$69,090
Average Household Income	\$234,668	\$134,739	\$111,505
Per Capita Income	\$112,389	\$64,250	\$49,931



MORGAN
MANOR

DOWNTOWN GREENVILLE
8 MIN DRIVE TIME



Morgan
MANOR

Bowlero

S PLEASANTBURG DR
±28,000 VPD

SWAMP RABBIT TRAIL BLUE LINE



GREENVILLE COUNTRY CLUB - RIVERSIDE COURSE

Morgan
MANOR

Bowlero

SWAMP RABBIT TRAIL BLUE LINE

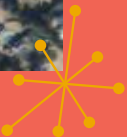
S PLEASANTBURG DR
±28,000 VPD



In the heart of town



Business Corridor







For more information, contact:



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