



### Opportunity

- Rare QSR site on the Eastside of Greenville
- Anchored by Pivotal Fitness which has around 7,000 members and over 2,000 Average Daily Users
- Situated in the heart of Taylors, surrounded by numerous schools, neighborhoods, business, and churches
- Strategically located near a lighted 4-way intersection
- Ample parking with over 350 dedicated spaces on-site
- Multiple ingress/egress points for easy access/convenience
- Large monument sign provides excellent visibility and signage opportunities for tenants

### Lease Information

Size	Lease Rate	Lease Type	Pass Throughs
± 2,500 - 6,000 sf	Negotiable	NNN	\$2.65/sf/yr

### Demographics

	1 mile	3 mile	5 mile
Population	10,110	69,079	141,146
Projected Pop. (2024)	10,725	73,080	150,044
Avg. Household Income	\$78,768	\$89,439	\$82,724



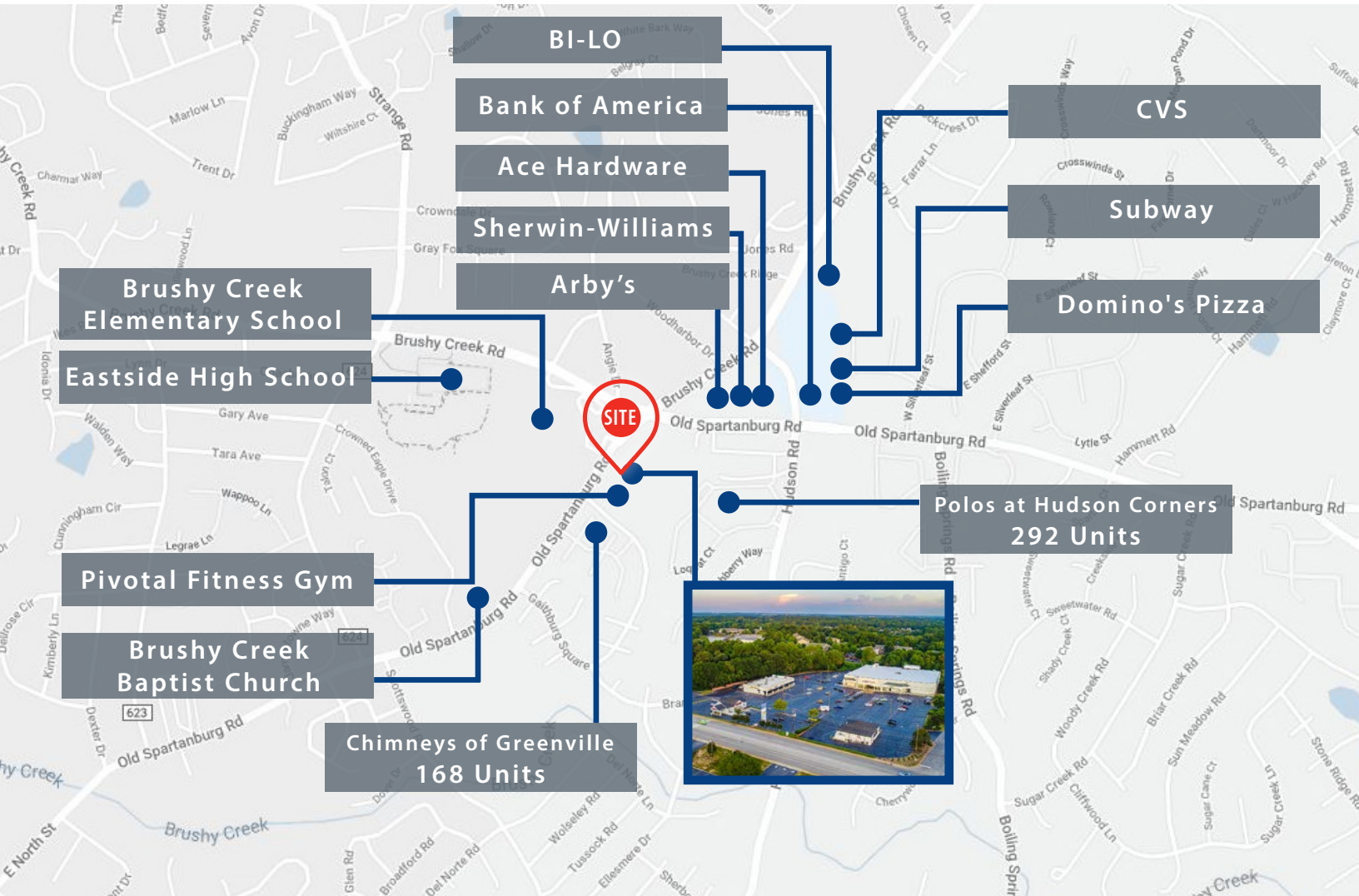
21,000 VPD

For more information, please contact:

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