

**AVISON
YOUNG**

OFFICE FOR LEASE

902 N PLEASANTBURG DRIVE, GREENVILLE, SC 29607



For more information, please contact:

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902 N Pleasantburg Drive

Tenant will have the opportunity for both monument and building signage exposed to over 50,000 vehicles per day on N Pleasantburg Dr. Inside the front door, step into a welcoming reception area with access to nine private offices. One office is larger to accommodate a conference table if desired. Ideal for general office or self-care user. The .73 acre lot has ample on-site parking with 5/1000sf.

Lease Information

Unit	Size	Lease Rate	Lease Type	Availability
106	1,846	\$16.00/psf	Full Service	Immediately

Snapshot

Tax Map	028000015200
Year Built	1970
Total Building Size	4,750 sf
Acres	.73 acres
Municipality	City of Greenville
Parking	On-Site 20 parking spaces



ON-SITE PARKING
20 SPACES AVAILABLE

Floor Plan





EXTERIOR



The information contained herein was obtained from sources believed reliable, however, Avison Young makes no guarantees, warranties, or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions prior to sale or lease, or withdrawal without notice. South Carolina, USA, Avison Young Offices are Owned and Operated by Avison Young - South Carolina, Inc.



MODERN INTERIOR

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OFFICE SPACES

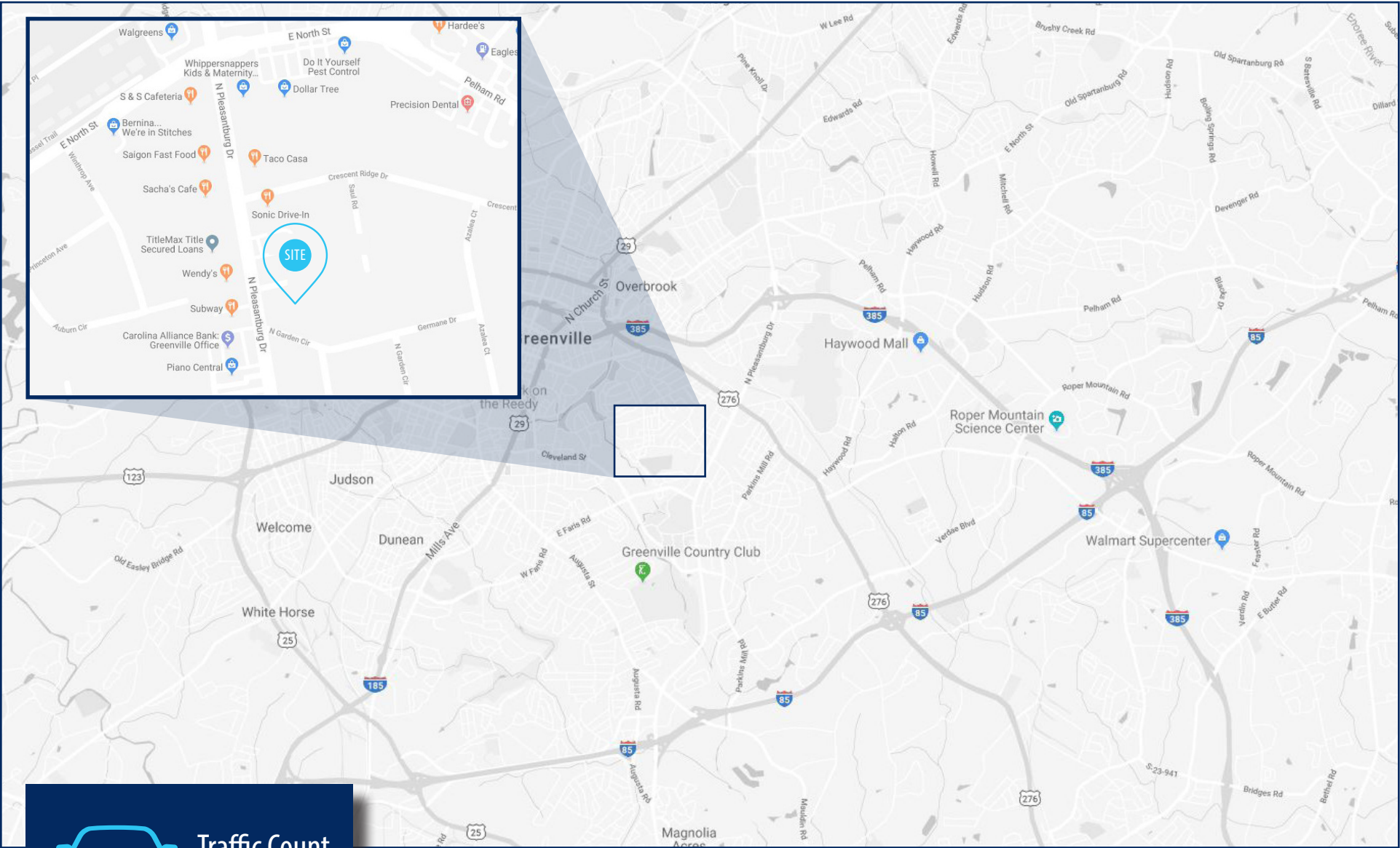
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COMMON SPACES

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THE AREA



 **Traffic Count**
29,300 VPD

From I-385: Take exit 40A onto N Pleasantburg. Stay on N Pleasantburg for 0.6 miles. Destination will be on your right.
From East North Street: Head South on North Pleasantburg. Travel 0.2 miles and the destination will be on your left.

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DEMOGRAPHICS | 3 MILE

KEY FACTS

72,953

Population



2.1

Average Household Size

36.9

Median Age

\$51,105

Median Household Income

EDUCATION

9%

No High School Diploma



20%

High School Graduate



27%

Some College



44%

Bachelor's/Grad/Prof Degree

BUSINESS



5,777

Total Businesses



70,530

Total Employees

EMPLOYMENT



White Collar

67%



Blue Collar

14%



Services

19%

3.1%

Unemployment Rate

INCOME



\$51,105

Median Household Income



\$34,321

Per Capita Income



\$42,145

Median Net Worth

Households By Income

The largest group: \$50,000 - \$74,999 (16.8%)

The smallest group: \$150,000 - \$199,999 (4.4%)

Indicator	Value	Difference	
<\$15,000	11.8%	+2.1%	
\$15,000 - \$24,999	10.3%	+0.5%	
\$25,000 - \$34,999	12.7%	+2.1%	
\$35,000 - \$49,999	14.0%	+0.5%	
\$50,000 - \$74,999	16.8%	-0.6%	
\$75,000 - \$99,999	10.2%	-2.3%	
\$100,000 - \$149,999	13.4%	-1.9%	
\$150,000 - \$199,999	4.4%	-1.1%	
\$200,000+	6.4%	+0.7%	

Bars show deviation from Greenville County



South Carolina Brokerage Team

Our South Carolina brokers deliver integrated real estate services to occupiers and investors. Through a dedicated principal-led business resources team, we provide solutions via tools, technology and expertise to support our clients however complex their challenges. Our approach is holistic and consistent. It starts with the Avison Young team's understanding of your business priorities, not with real estate transactions. For our clients, this means we produce customized, cost-effective solutions with speed, creativity and confidence.

Brokerage Team



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Thank you.

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Platinum
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