



# MULTIPLE RETAIL SPACES FOR LEASE

*Cherrydale Shops*

3223 - 3225 NORTH PLEASANTBURG DRIVE . GREENVILLE . SC 29609

*exclusively listed by:*

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## PROPERTY HIGHLIGHTS

ADDRESS	3223-3225 N. Pleasantburg Drive Greenville, SC 29609
COUNTY	Greenville
TOTAL SIZE	±62,800 SF
PARKING	Ample on-site parking
HIGH VISIBILITY	40,400+ VPD on N. Pleasantburg Drive 39,300+ VPD on Poinsett Highway (Hwy 25)
IDEAL LOCATION	Cherrydale Point sits at the intersection of N. Pleasantburg Drive and Poinsett Highway (Hwy 25) between Traveler's Rest and Downtown Greenville. Located on the dense retail corridor of N. Pleasantburg Drive, Cherrydale Point is surrounded by national retailers and restaurant chains.

The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.

### *join strong national retailers*

Anchored by Regal Cherrydale Cinemas, this property sits in the Cherrydale Point shopping center, surrounded by national retailers including Old Navy, TJ Maxx, Bath & Body Works, Shoe Carnival and more.





## AVAILABLE SPACE

3223-A	±2,000 SF
3223-C	±1,000 SF
3223-D	<i>Leased</i>
3225-A	±1,250 SF
3225-B	±1,250 SF
3225-C	±1,250 SF
3225-D	±2,000 SF

## RENT

\$12.00 PSF NNN

## TERM

NEGOTIABLE

3223 N. PLEASANTBURG DRIVE

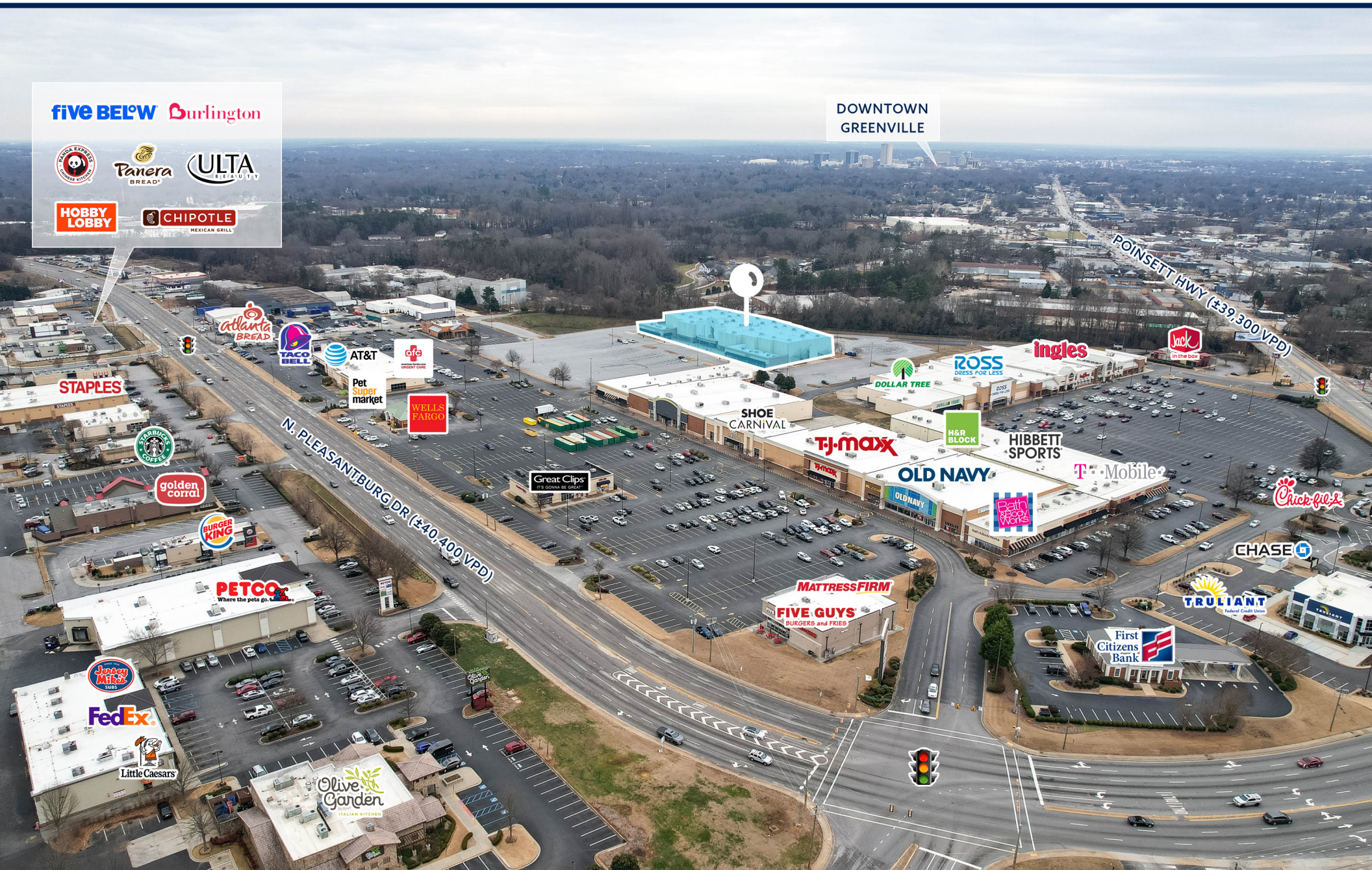


3225 N. PLEASANTBURG DRIVE





# SURROUNDING AREA



five BELOW Burlington



DOWNTOWN GREENVILLE

POINSETT HWY (#39,300 VPD)







### 2023 DEMOGRAPHICS

	0-1 MILE	1-3 MILE	3-5 MILE
POPULATION	6,217	63,348	157,945
PROJ. ANNUAL GROWTH (2023-28)	1.72%	0.84%	0.79%
DAYTIME POPULATION	8,536	84,683	202,185
TOTAL HOUSING UNITS	2,519	26,128	67,005
HOUSING UNITS (RENTED)	46.2%	44.7%	41.3%
HOUSING UNITS (OWNED)	46.0%	45.2%	48.8%
AVERAGE HOUSEHOLD INCOME	\$86,961	\$87,743	\$89,655
MEDIAN HOME VALUE	\$222,945	\$257,028	\$269,357
MEDIAN AGE	35.6	37.1	38.2

\*Source: esri





*for more information on the spaces available, please contact:*

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