

GREENVILLE, S. CAROLINA

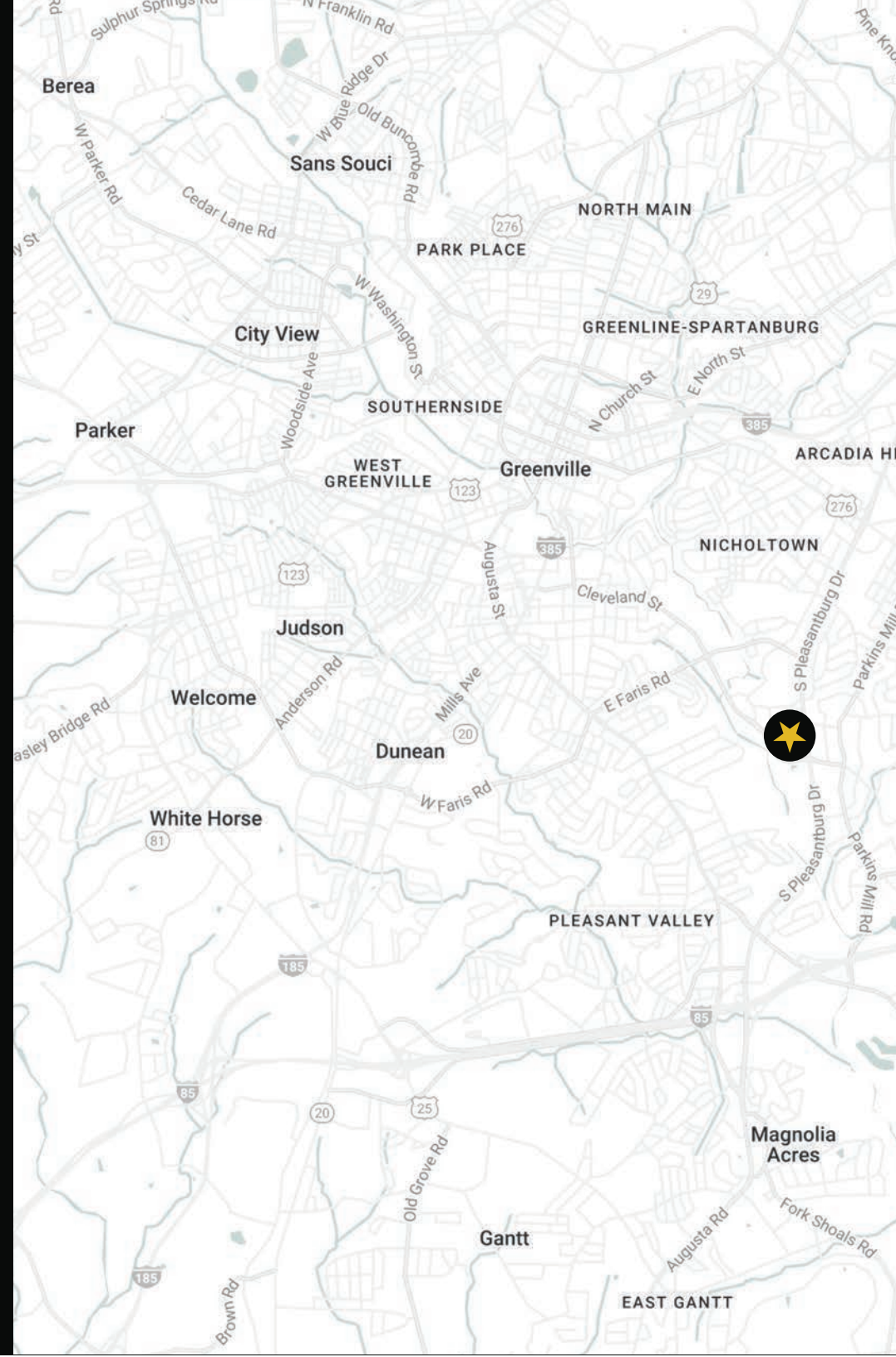
MORGAN MANOR

730 S PLEASANTBURG DR
GREENVILLE, SC 29607

A PREMIER RETAIL DESTINATION IN THE HEART OF GREENVILLE

PREMIER OPPORTUNITY AT MORGAN MANOR

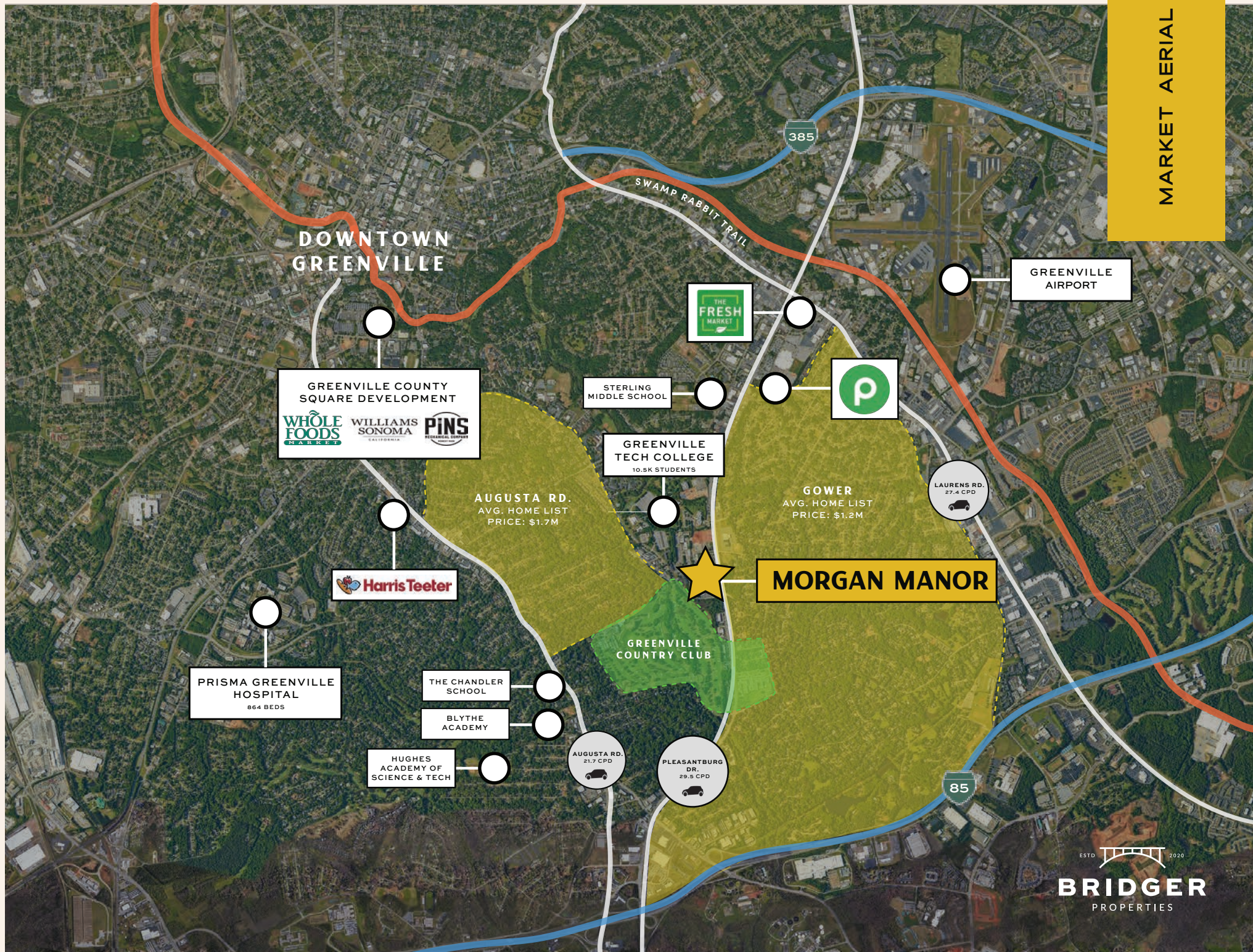
- Morgan Manor offers a prime 58,150 SF retail and service center strategically located in the heart of the Greenville, SC MSA.
- Positioned at the gateway to the prestigious Gower neighborhood, with seamless access to Augusta Road via Cleveland Street, the property benefits from exceptional visibility and accessibility.
- The center is perfectly situated in one of Greenville's most affluent corridors, where average household incomes exceed \$150,000 and over 62% of residents hold a bachelor's degree or higher within a one-mile radius.
- Morgan Manor is uniquely poised to fill a gap in the immediate trade area, which is underserved by high-quality retail and service offerings despite its premium demographics.
- Flanked by Greenville's top-performing submarkets—Gower and Augusta Road—Morgan Manor represents a rare opportunity for retailers and service providers to establish a presence in a highly desirable, under-retailed pocket of the market.



ABOUT GREENVILLE

Greenville, SC is a vibrant city nestled in the foothills of the Blue Ridge Mountains in the northwestern part of the state. It's one of the fastest-growing cities in the Southeast and has become known for its lively downtown, outdoor activities, and Southern charm. . Highlights include Falls Park on the Reedy, the Liberty Bridge, and the scenic Swamp Rabbit Trail. With a mix of local shops, restaurants, and major businesses like BMW and Michelin nearby, Greenville blends small-town warmth with modern energy.





DOWNTOWN
GREENVILLE

GREENVILLE
DOWNTOWN
AIRPORT

SUBMARKET AERIAL



LAURENS RD.
27.4 CPD

PLEASANTBURG DR.
29.5 CPD

GOWER
AVG. HOME LIST
PRICE: \$1.2M

AUGUSTA ROAD
AVG. HOME LIST
PRICE: \$1.7M



AUGUSTA RD.
21.7 CPD



MORGAN MANOR

GREENVILLE
COUNTRY CLUB

ESTD 2020

BRIDGER
PROPERTIES

LOWER LEVEL



MID-LEVEL



UPPER LEVEL





LEASING INFORMATION



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