RETAIL FOR SALE

PROPERTY DESCRIPTION

Prime Realty is proud to present the opportunity to own the former site of the historic Greenville restaurant, Tanner's Big Orange.

This property boasts a spacious 1.241 acre +/- lot, featuring an impressive 137.2 ft +/- of road frontage. Its strategic location offers close proximity to both Interstate 385 and 85 and places it within a convenient 10-minute drive from downtown Greenville, enhancing its appeal for various business endeavors. Benefit from a high daily vehicle count, making it an ideal location for visibility and accessibility.

The property is zoned for MX-2, providing flexibility for a range of potential uses.

Contact us at commercial@primerealtysc.com or 864-438-2999 for more information!

PROPERTY HIGHLIGHTS

- Site of Historic Greenville's Tanner's Big Orange
- 1.241 Acre +/- Lot with 137.2 Ft +/- of Road Frontage
- Close Proximity to Interstate 385 and 85
- Average Daily Traffic from Augusta St to S. Pleasantburg Dr: 17,200 Vehicles
- Average Daily Traffic from Cleveland St Ext to Laurens Rd: 39,900 Vehicles

OFFERING SUMMARY

Sale Price:	$1,350,000
Number of Units:	1
Lot Size:	1.241 Acres
Building Size:	3,600 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	4,072	32,711	75,290
Total Population	7,884	66,389	160,957
Average HH Income	$83,647	$94,772	$78,477

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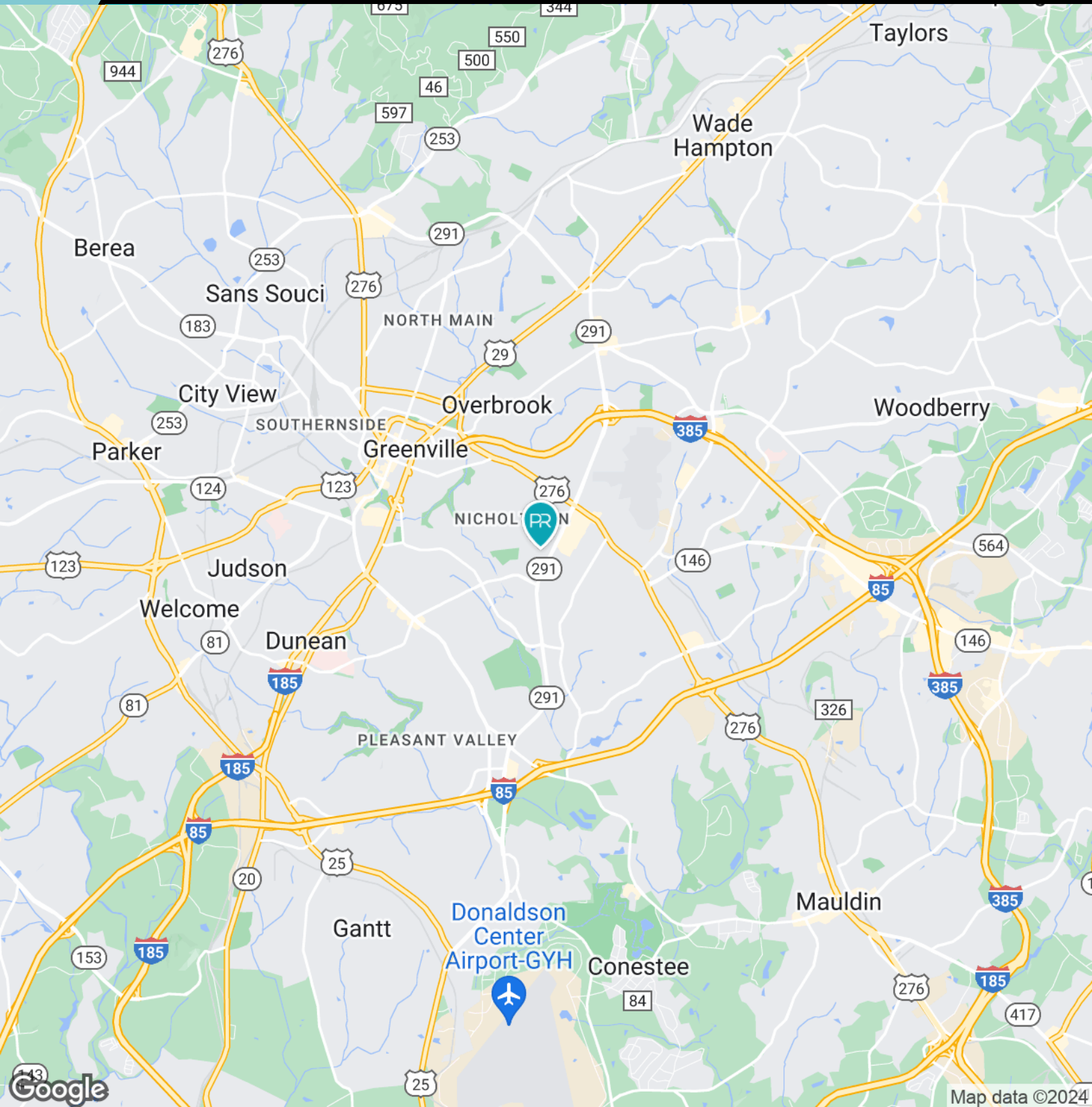**864.438.2999**
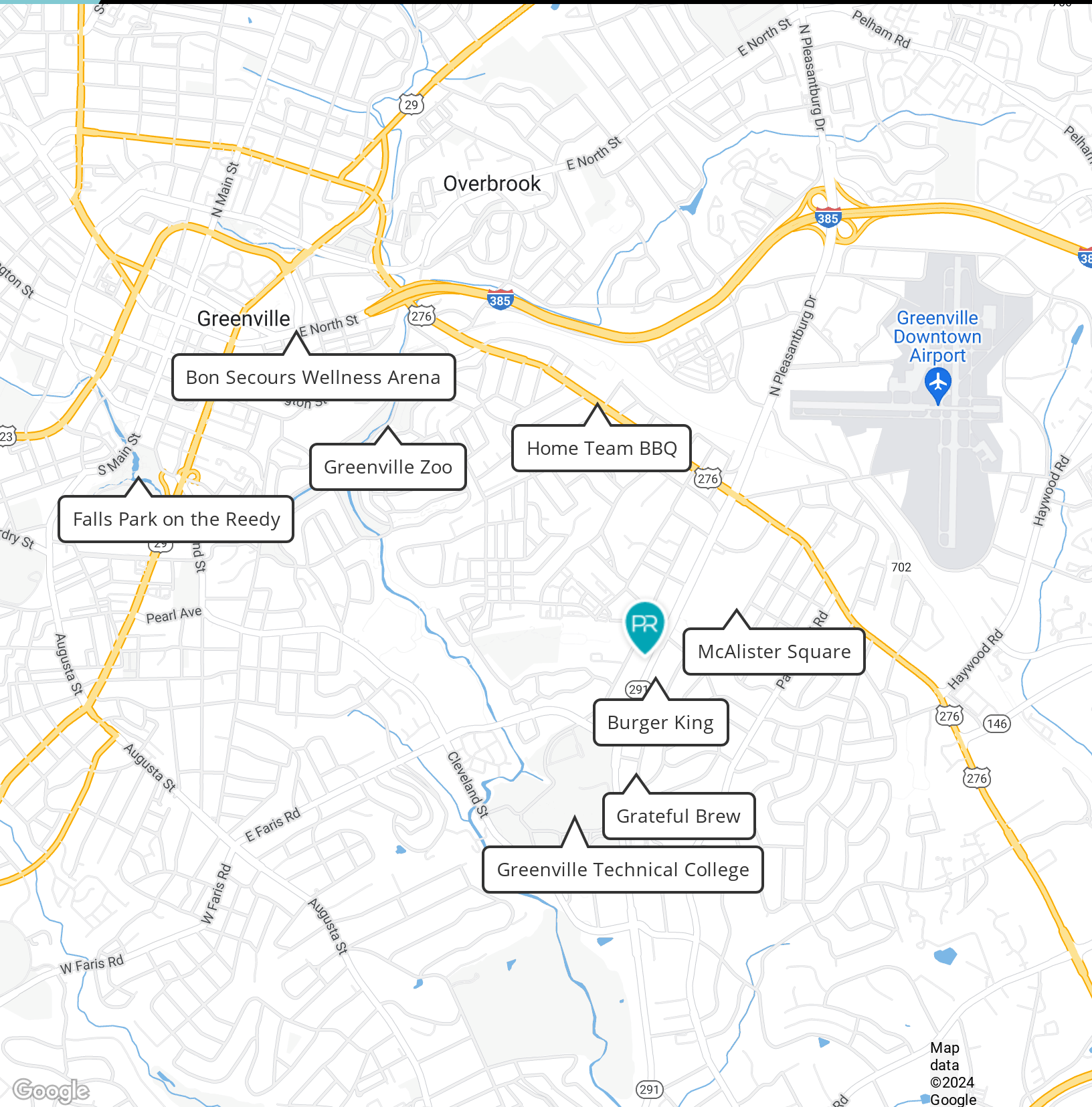commercial@primerealtysc.com

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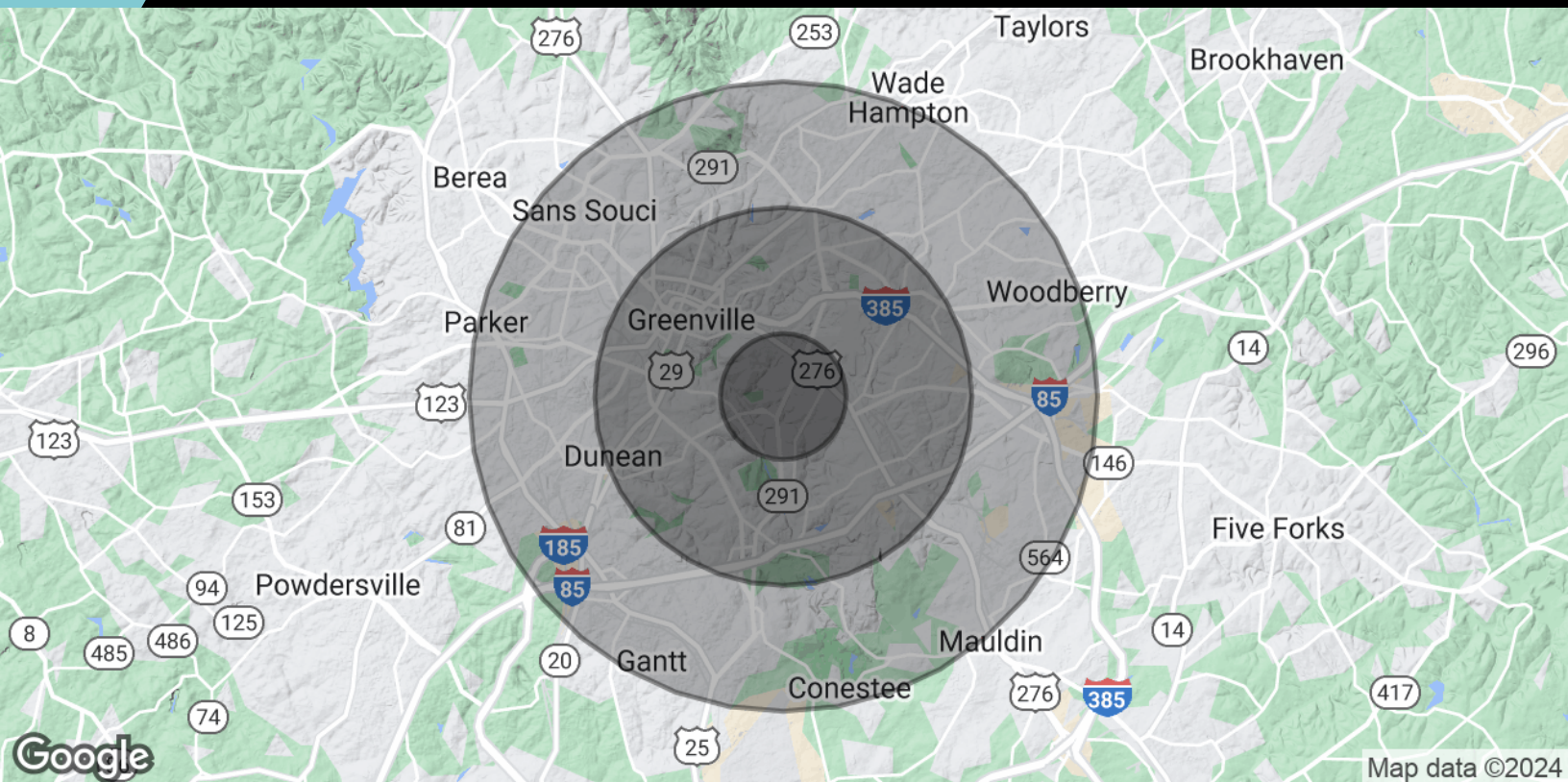
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Former Tanner's Big Orange | Restaurant Space in High Traffic Area - Site #2222
322 S Pleasantburg Dr, Greenville, SC 29607

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RETAIL FOR SALE

Overbrook

Greenville

Bon Secours Wellness Arena

Greenville Zoo

Home Team BBQ

Greenville Downtown Airport

Falls Park on the Reedy

McAlister Square

Burger King

Grateful Brew

Greenville Technical College

Google

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	7,884	66,389	160,957
Average Age	39.1	37.2	37.1
Average Age (Male)	34.0	35.7	35.9
Average Age (Female)	45.0	38.5	38.4

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,072	32,711	75,290
# of Persons per HH	1.9	2.0	2.1
Average HH Income	$83,647	$94,772	$78,477
Average House Value	$246,041	$310,327	$235,321

* Demographic data derived from 2020 ACS - US Census

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