MORGAN MANOR

730 S. PLEASANTBURG DR
GREENVILLE, SC 29607

GREENVILLE, S. CAROLINA



A PREMIER RETAIL DESTINATION IN THE HEART OF GREENVILLE

PREMIER OPPORTUNITY AT MORGAN MANOR

- Seeking retail, office, flex... ownership open to flexible and creative deal structures
- Sizes ranging from 1,500– 10,000 SF
- High-visibility retail opportunity along S Pleasantburg Drive with 28,000 VPD
- Strategically located in one of the fastest growing markets in the Southeast with Total Households over 3,202 in 1-mile
- Located at the terminus of the Swamp Rabbit Trail Blue Line, connecting the property to Greenville Technical College and Downtown Greenville
- Ample surface parking coupled with covered deck parking



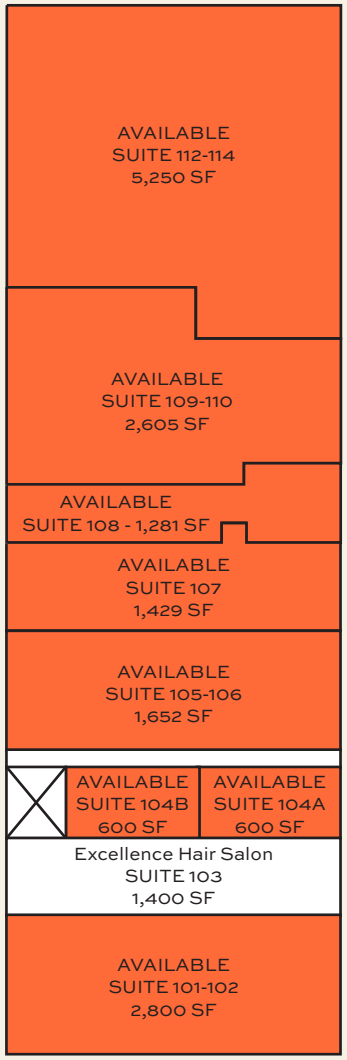
TERRACE LEVEL



STREET LEVEL

SITE PLAN

TERRACE LEVEL



MIDDLE LEVEL

Office suites ranging from 212-4,805 SF



STREET LEVEL



S. PLEASANTBURG DRIVE

MARKET AERIAL





DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
POPULATION			
2025 Population	6,709	65,816	166,810
2030 Population	6,985	70,918	179,812
2025 Median Age	39.0	36.8	36.9
2025 Total Households	3,202	31,436	74,591
2030 Total Households	3,403	34,667	81,931
Median Household Income	$94,362	$75,936	$69,090
Average Household Income	$234,668	$134,739	$111,505

DEMOGRAPHICS



TERRACE LEVEL



STREET LEVEL



STREET LEVEL


STREET LEVEL



STREET LEVEL

LEASING INFORMATION



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ESTD 2020
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