

# LANGSTON BLACK

REAL ESTATE, INC.

## GAS/CONVENIENCE STORE FOR SALE

ON SIGNALIZED INTERSECTION

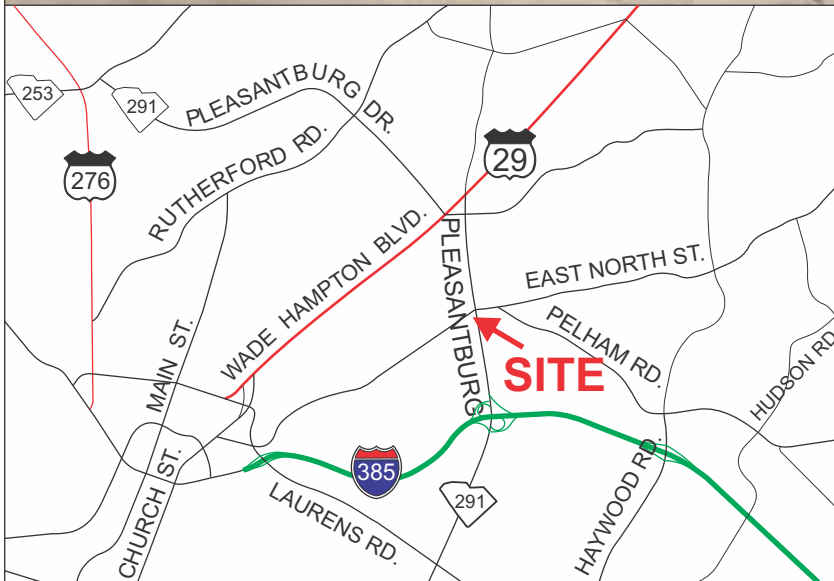
2350 EAST NORTH STREET, GREENVILLE, SC 29607

CORNER OF E NORTH ST AND N PLEASANTBURG DR (HWY 291)

- BUILDING IS 1,600+- SF (60.5' x 26.7')
- .27+- ACRE PARCEL



2019 N PLEASANTBURG DRIVE  
TRAFFIC COUNT OF 47,600 VPD



- 4 DUAL SIDED PUMPS  
PROVIDING 8 FUELING  
STATIONS UNDER CANOPY
- 1 RACING FUEL PUMP

**\$850,000**

FOR MORE INFORMATION CONTACT  
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**LANGSTON BLACK**  
REAL ESTATE, INC.

P.O. BOX 2167  
GREER, S.C. 29652  
BUS: 864-848-9070

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[www.langston-black.com](http://www.langston-black.com)

Every effort has been made to ensure the accuracy of the enclosed data, but we assume no responsibility for errors. All conditions and pricing subject to change without notice.  
(LANGSTON-BLACK SITE #209)

- TAX MAP 0280.00-02-001.02
- IN GREENVILLE CITY LIMITS
- ZONED C3



2022 DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	12,774	72,290	180,241
TOTAL HOUSEHOLDS	4,783	31,216	75,518
AVERAGE HH INCOME	\$67,504	\$85,524	\$86,848



**5 FUEL TANKS:**

- TANK 1 - 12,000 gallons - Plus Unleaded (Accessible from pumps 1-8)
- TANK 2 - 12,000 GAL - Regular Unleaded (Accessible from pumps 1-8)
- TANK 3 - 8,000 GAL - Premium Unleaded (Accessible from pumps 1-6)
- TANK 4 - 10,000 GAL - Diesel (Accessible from pumps 7 & 8)
- TANK 5 - 8,000 GAL - Race Fuel 110 octane leaded (Accessible from separate pump located near the building - pump 9)

