

LEASE

DOWNTOWN GREENVILLE

106 N MAIN ST
GREENVILLE, SC 29601

Retail space in the heart of
Greenville's award-winning
downtown.



HARRY CROXTON
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All information deemed reliable, but not guaranteed.

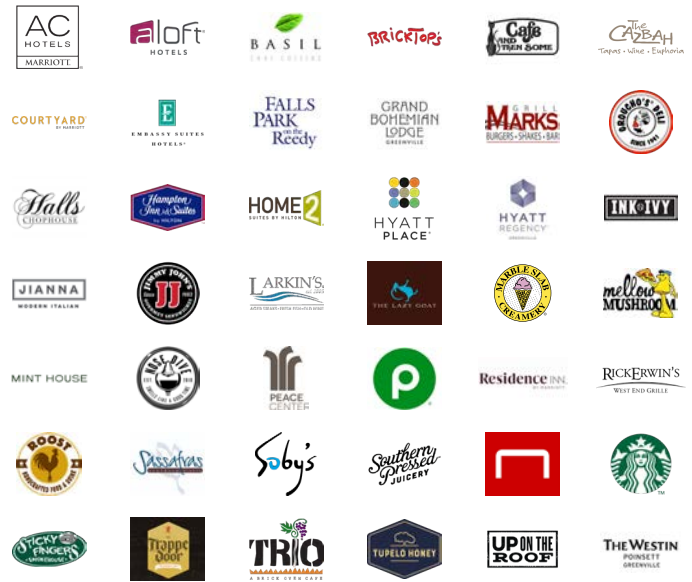


COLDWELL BANKER
COMMERCIAL
CAINE

DETAILS



NEARBY RETAIL & HOSPITALITY



OFFERING SUMMARY

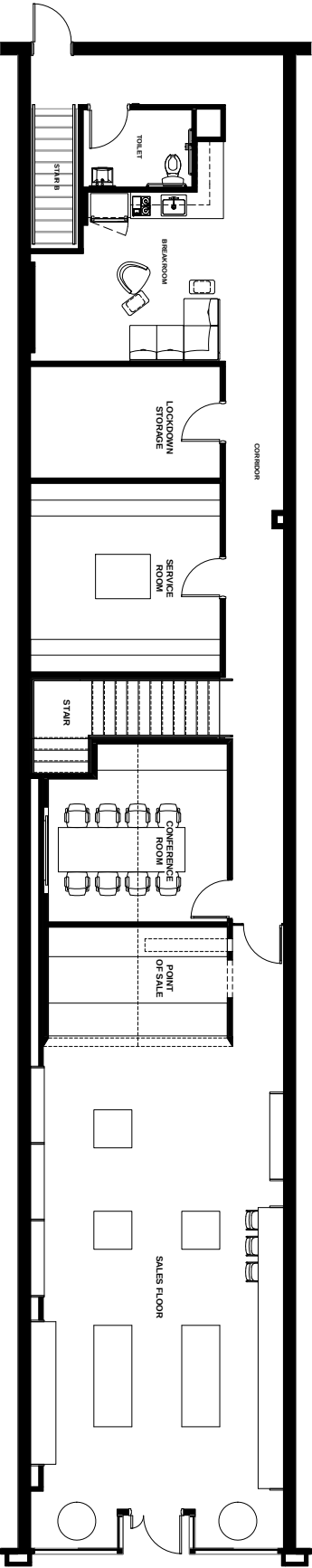
- Lease Rate: \$27.50/SF NNN (Blended Rate)
- Available SF: +/- 4700
- Zoning: MXS-D, City of Greenville
- Excellent location for service retail, financial services, healthcare/wellness, professional services, showroom, etc.

PROPERTY HIGHLIGHTS

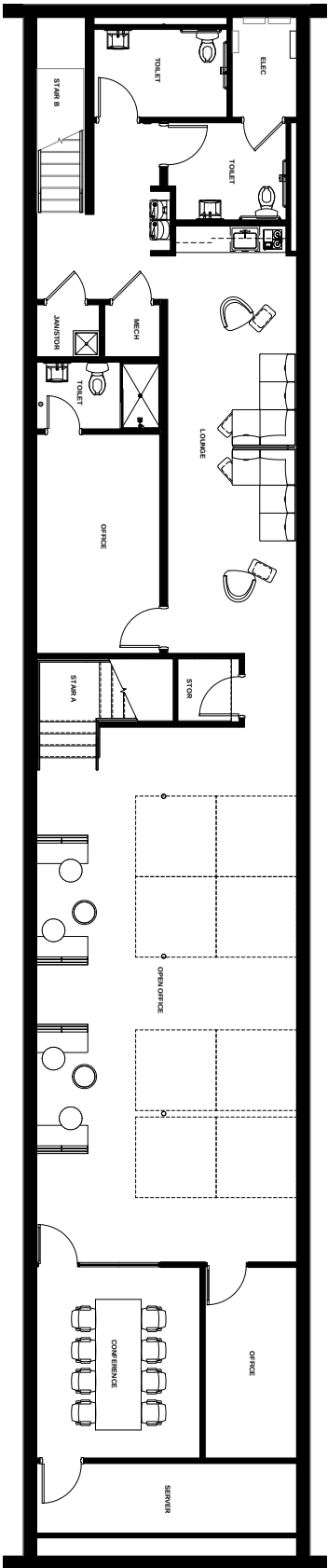
- Located in the heart of Greenville's award-winning downtown.
- Downtown is very walkable. Walk Score of 90 with strong pedestrian counts along Main Street.
- Proximate to esteemed national, regional & local retailers such as Anthropologie, Warby Parker, Orvis, Blue Mercury, Mast General Store, Rush Wilson, etc.
- Robust daytime office workforce as well as vibrant evening dining scene.
- Greenville's downtown is a noted Getaway and Foodie destination with numerous national Top 10 rankings.
- Building underwent extensive renovations in 2021-22 to include all new mechanical, electrical and plumbing systems as well as exceptional aesthetic finishes.
- Flexible, open floor plan.
- Convenient parking along Main Street as well as multiple nearby city-owned garages: Richardson Street Garage (892 spaces), Laurens Street Garage, (179 spaces) and ONE City Plaza Garage (475 spaces).
- Greenville's Downtown hosts in excess of 5.5 million visitors annually.



FLOOR PLANS

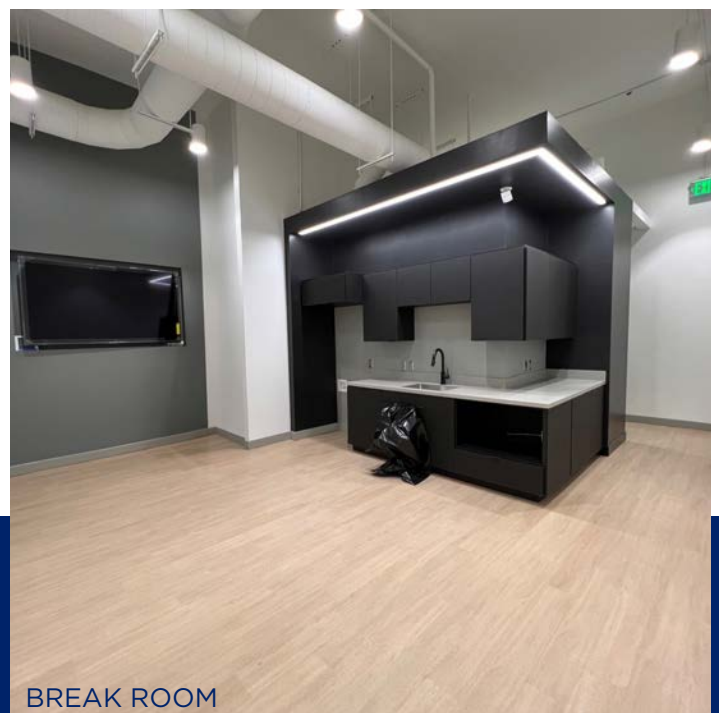


MAIN LEVEL FLOOR PLAN - 2,350 SF

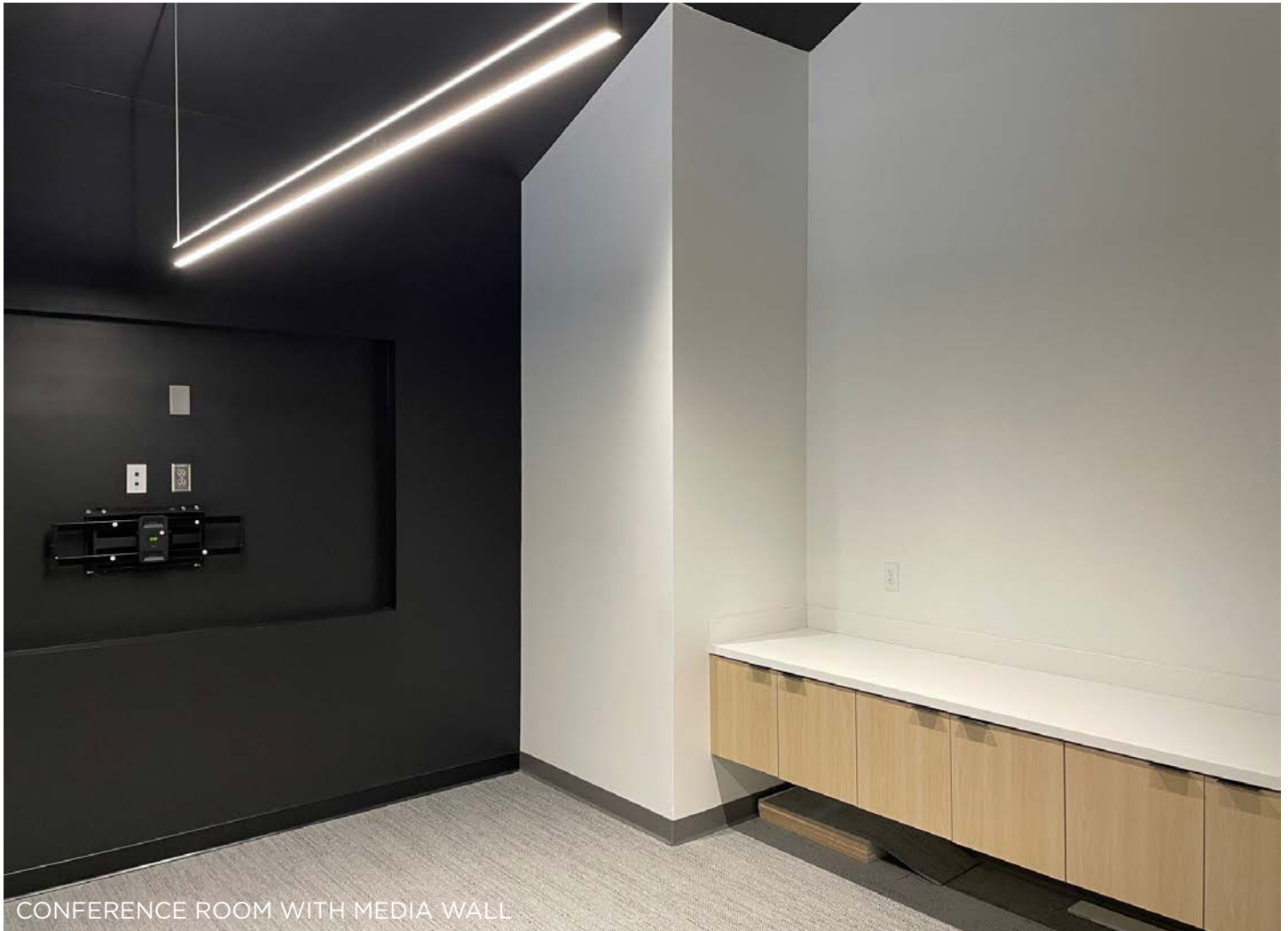


LOWER LEVEL FLOOR PLAN - 2,350 SF

INTERIOR PHOTOS



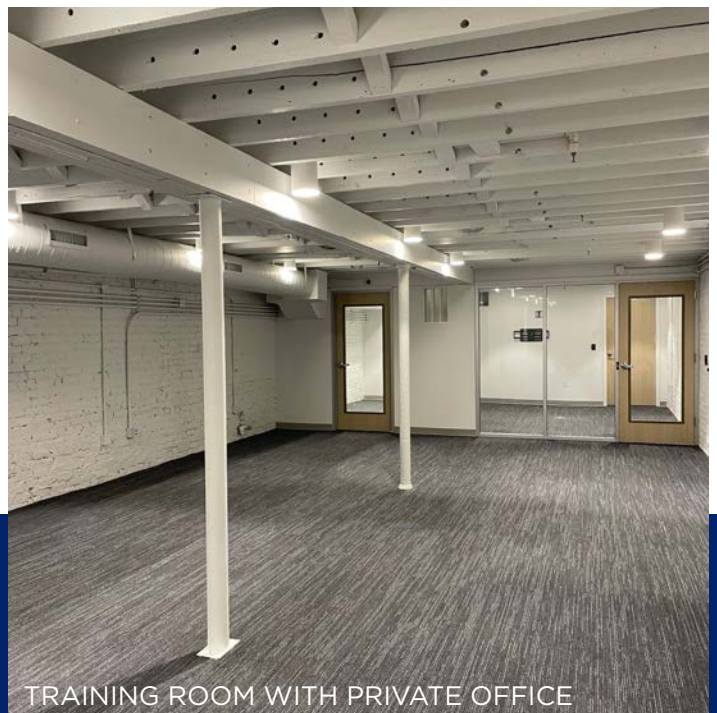
INTERIOR PHOTOS



CONFERENCE ROOM WITH MEDIA WALL



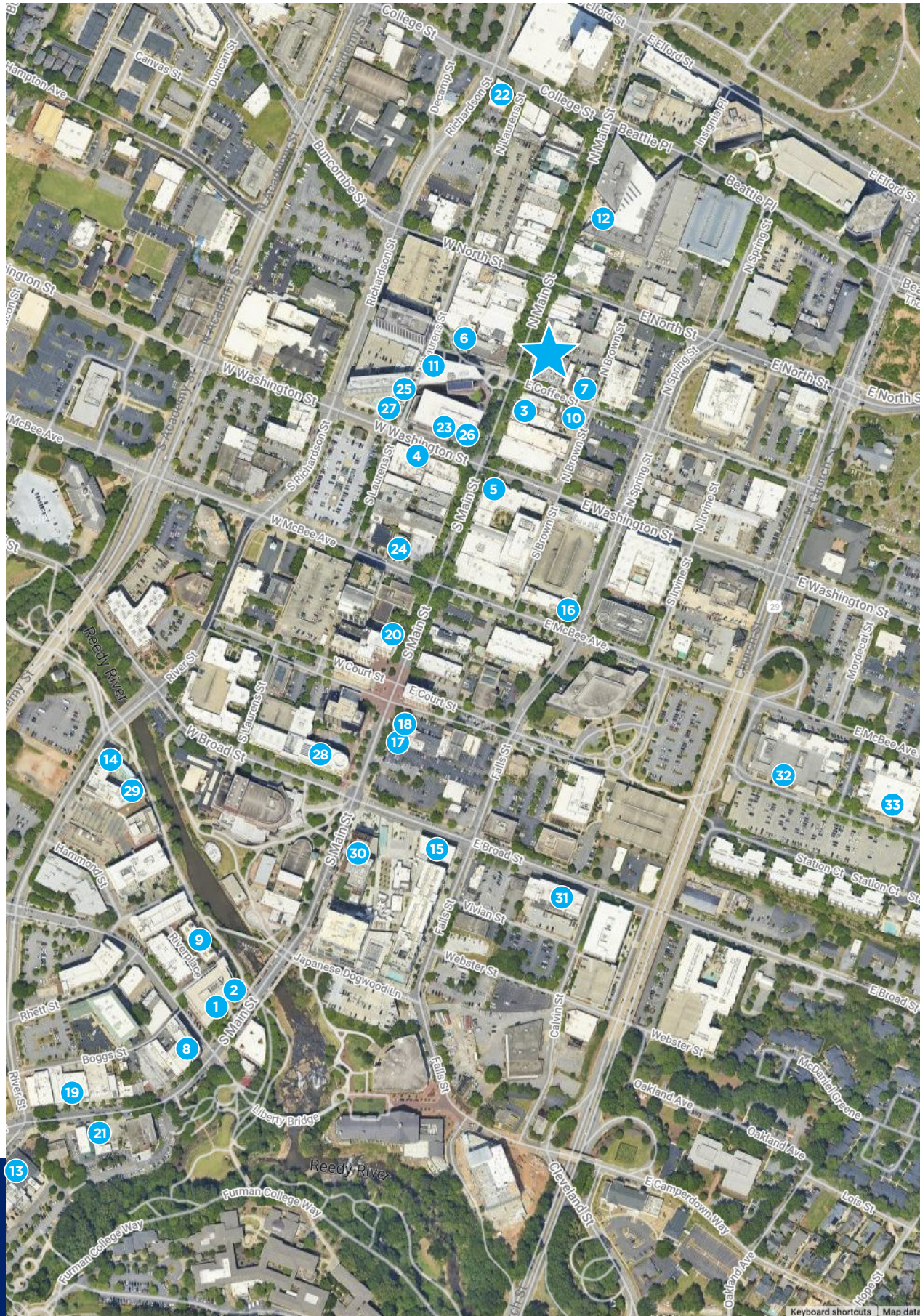
KITCHENETTE OFF TRAINING ROOM



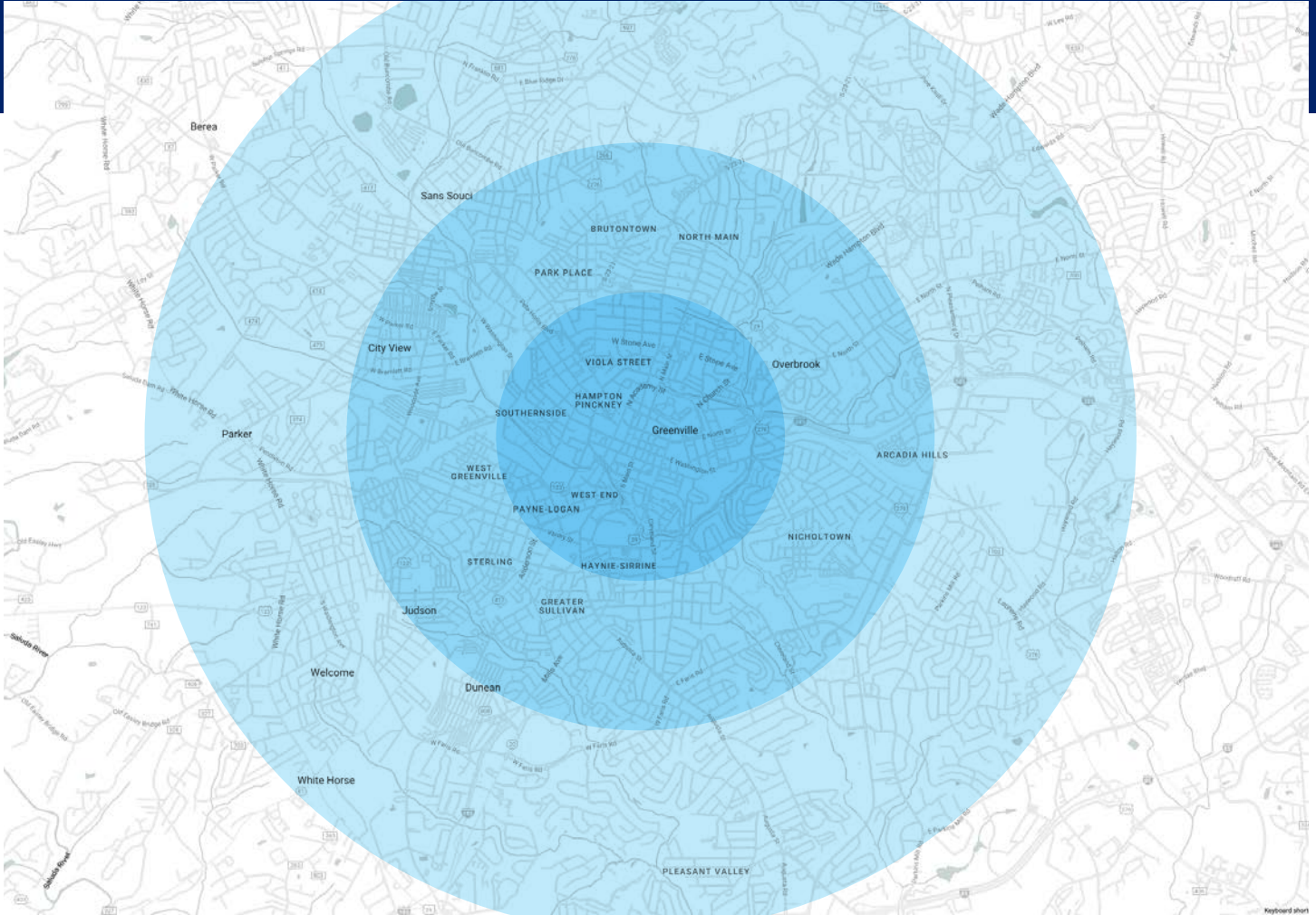
TRAINING ROOM WITH PRIVATE OFFICE

DOWNTOWN GREENVILLE

1. Starbucks
2. Hall's Chophouse
3. Trio Cafe
4. The Trappe Door
5. Sticky Fingers
6. Sassafras
7. Ink N Ivy
8. Jianna
9. The Lazy Goat
10. Groucho's Deli
11. Tupelo Honey
12. Roost
13. Mellow Mushroom
14. Up on the Roof
15. Larkin's
16. Jimmy John's
17. Grill Marks
18. Soby's
19. Rick Erwin's West End
20. Nose Dive
21. Marble Slab
22. Cafe & Then Some
23. Southern Pressed Juicery
24. The Cazbah
25. Basil Thai
26. Bricktops
27. Aloft
28. Courtyard by Marriott
29. Embassy Suites
30. AC Hotel
31. Hyatt Place
32. Publix
33. Staples



POPULATION & ECONOMIC DATA



Population within 1 mile of 106 N Main Street

- 11,832 2023 population
- 13,190 2028 Projected population
- 4% Annual population growth over next (5) years

Pedestrian Counts at Site

- 8,240 Pedestrians, 8:00 AM – 8:00 PM, weekdays, between Coffee and North Streets (both sides)
- 17,904 Pedestrians, 11:00 AM – 9:00 PM, Fridays, between Coffee and North Streets (both sides)
- 26,595 Pedestrians, 9:00 AM – 9:00 PM, Saturdays between Coffee and North Street (both sides)
- 9,431 Pedestrians, 11:00 AM – 7:00 PM, Sundays, between Coffee and North Streets (both sides)
- 36,026 Pedestrians, Saturday & Sunday total
- 53,930 Pedestrians, Friday, Saturday & Sunday total

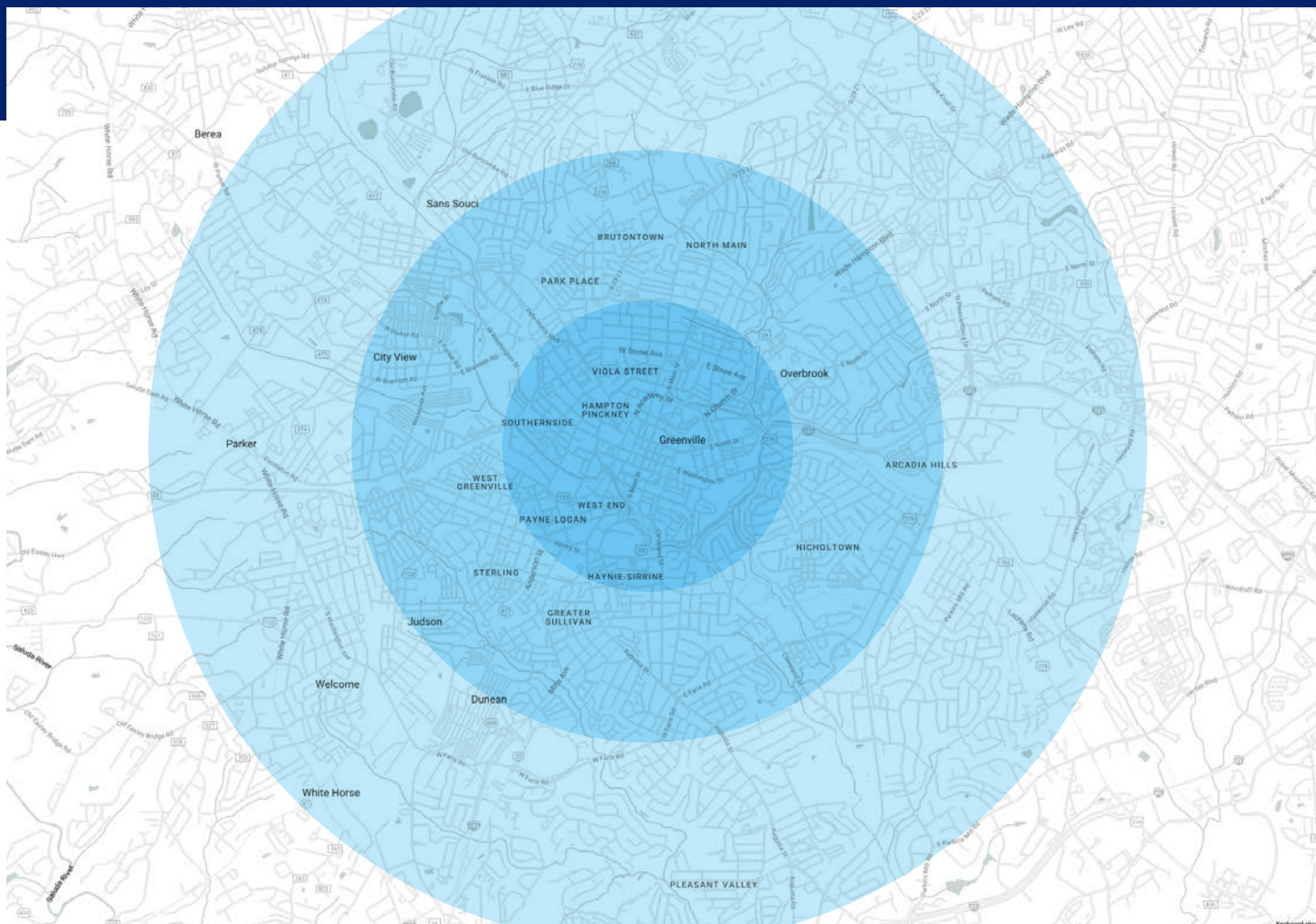
Residential Growth within 1 mile of 106 N Main Street

- 6020 Households in 2023
- 6,922 Projected Household Income in 2028
- 3% Annual Household growth over next (5) years

Demographics within 1 mile of 106 N Main Street

- 4,478 (37.9%) Millennials
- 2,950 (24.9%) Gen X

POPULATION & ECONOMIC DATA



Home Value

- \$648,469 Median Home Value

Income

- \$122,000 Average Household Income

Education

- 52% Bachelors Degree or Higher

Population Data within 1, 3, and 5 miles:

2023	1 Mile	3 Miles	5 Miles
Employees	20,866	71,013	124,666
Daytime Population	27,710	139,756	253,010
2023 Population	11,832	85,240	171,801
2023-2028 Annual Population Growth	4.05%	3.1%	3.0%
2023 Households	6,020	36,366	73,610
2023-2028 Annual HH Growth Rate	3.0%	0.8%	0.6%
2023 Average HHI	\$121,937	\$92,353	\$87,826



WHY GREENVILLE?

IT ALL STARTS DOWNTOWN

The revitalization of downtown Greenville has turned the business district into one of the most livable, vibrant communities in the city - and it's only getting better. Intensely planned urban-style development has created a widespread variety of restaurants, nightspots, parks, plazas, and urban residences that leave those who live here with an endless list of activities and entertainment. Residents and visitors enjoy 122 acres of parks, walking and biking trails.

A true gem within the downtown area is Falls Park on the Reedy River, which has been recognized by TripAdvisor as one of the "Top 10 Parks in America." Encompassing 32 acres, this park is an oasis, seamlessly bridging the gap between modern downtown and the historic West End. Residents benefit from its well-connected pedestrian paths and greenways, offering easy access to the Prisma Health Swamp Rabbit Trail System and Unity Park.

TRUST THE EXPERTS

#1 The 10 Friendliest Cities in the US

Conde Nast Traveler

#1 The South's Best Cities on the Rise

Southern Living

#1 The Breakout Cities on the Forefront of America's Economic Recovery

The Wall Street Journal

The 10 America's Best Small Cities

BestCities.org

Top 10 America's Strongest Job Markets

Bloomberg

Top 10 America's Next Great Food Cities

Food & Wine



THE UPSTATE

LOCATION, LOCATION, LOCATION

1,518,710 People

10 Upstate SC Counties

7,248,408 People

100 Mile Range: Asheville, Atlanta, Charlotte, Columbia, Knoxville

32,431,942 People

250 Mile Range: Birmingham, Charleston, Chattanooga, Greensboro, Lexington, Raleigh

100,873,075 People

500 Mile Range: Baltimore, Cincinnati, Indianapolis, Louisville, Memphis, Pittsburgh, St. Louis



A CRITICAL MANUFACTURING HUB



SOUTH CAROLINA IS OPEN FOR BUSINESS

#1

State for Manufacturing in 2022
Site Selection Group

#2

Fastest Growing State in the
Eastern US

#3

State for Doing Business
Area Development



**COLDWELL BANKER
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