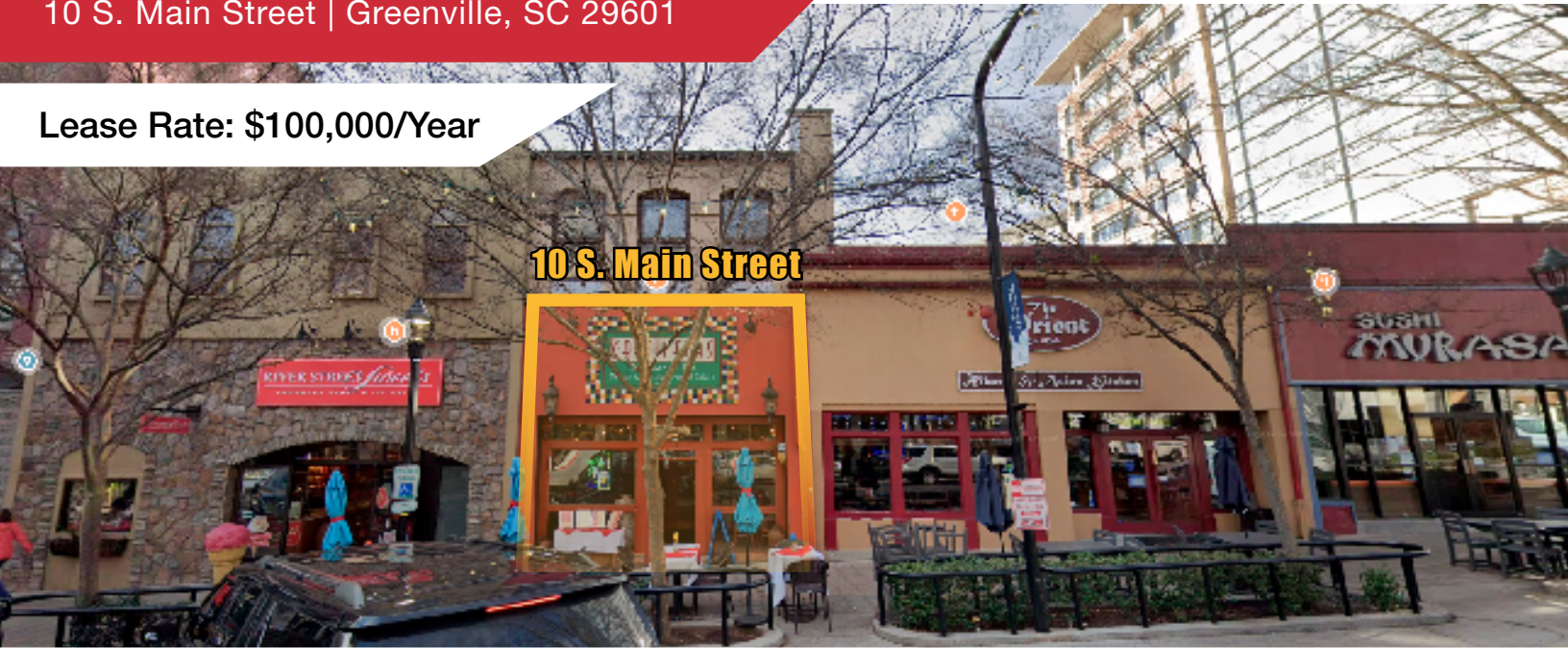


RESTAURANT FOR LEASE

10 S. Main Street | Greenville, SC 29601

NAI Earle Furman

Lease Rate: \$100,000/Year



Where Greenville Gathers: Main Street Visibility / Built-In Traffic

PROPERTY FEATURES

- ±2,200 SF restaurant space in prime location on North Main Street
- Prime North Main Street frontage in the core of Downtown Greenville
- Outdoor seating capability - highly desirable for pedestrian-driven dining - covered recessed dining area and on street tables
- Located near the signalized intersection of N. Main Street and W. Washington Street
- Immediate proximity to ONE City Plaza, one of downtown's most active public gathering places
- Zoned C-4 (Central Business District) allowing for a wide range of commercial users
- Surrounded by dense office, retail, and hospitality users driving consistent daily traffic
- Excellent visibility and signage opportunity along Greenville's most traveled pedestrian corridor
- Walkable, urban core location with strong lunch, dinner, and weekend traffic
- Street parking + multiple nearby parking decks within a 1 - 2 block radius
- Steps from the Peace Center and Bon Secours Wellness Arena and anchored by office workforce, hospitality, residential foot traffic
- Existing restaurant, Cantinflas, available for sale - contract broker for details



John D. Gray, Jr. | Shareholder
864-414-1440 | jgray@naief.com

Gabe Blevins | Associate
828-400-2455 | gbelvins@naief.com

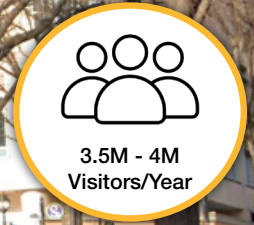
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101 E Washington St
Greenville, SC 29601
www.naiearlefurman.com

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Positioned at one of the most active intersections in downtown Greenville, this 2,200 SF restaurant opportunity sits directly within the city's highest-performing pedestrian corridor. Located steps from ONE City Plaza, the property benefits from continuous foot traffic driven by a blend of office users, residents, tourists, and destination dining.

This stretch of North Main Street is a proven high-volume corridor, with typical daily pedestrian counts estimated between 8,000 - 12,000, and weekend / event surges exceeding 15,000 - 20,000 visitors per day. Downtown Greenville draws approximately 3.5M - 4M visitors annually, with this block serving as a primary circulation point between retail, dining, and entertainment anchors.

The location is heavily amplified by Greenville's robust event calendar. The nearby Peace Center attracts 300,000+ annual attendees generating consistent pre and post-show dining demand. Just minutes away, Bon Secours Wellness Arena hosts large-scale concerts, sporting events, and national tours, bringing thousands of visitors per event into the downtown core.

In addition, the property sits along the path of Greenville's most attended festivals, including Artisphere, which draws 100,000+ attendees annually, along with seasonal markets, food festivals, and weekly programming centered around City Plaza. These events consistently drive extended dwell times and repeat visits, creating strong revenue opportunities for food and beverage operators.

The combination of daily workforce traffic, destination tourism, and event-driven surges positions this location as a rare opportunity to capture steady weekday sales alongside high-volume peak periods, all within a walkable, highly activated urban environment.

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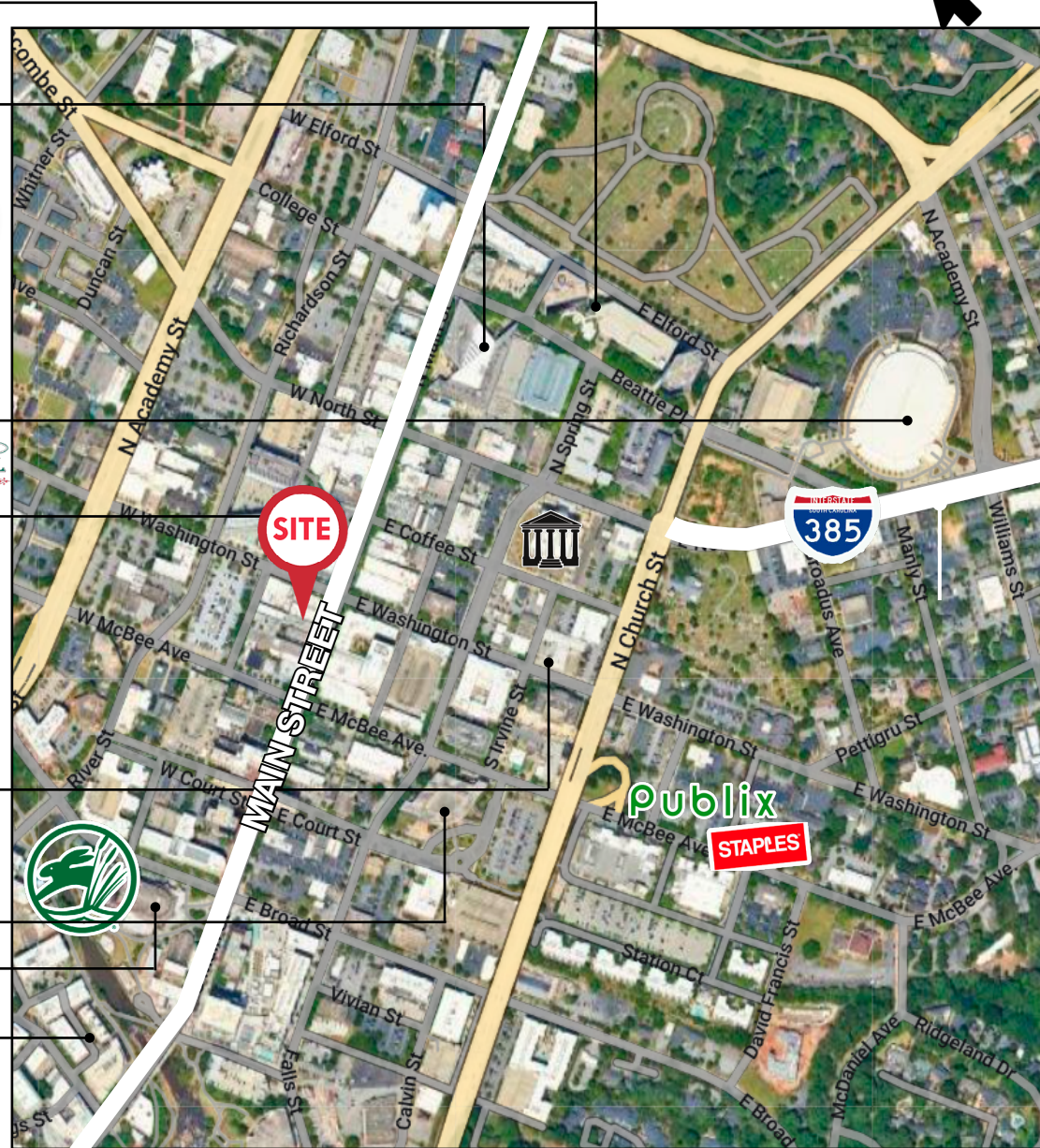
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NAI Earle Furman

LANDMARK BUILDING

ONE LIBERTY SQUARE

INTERACTIVE MAP 



MAIN STREET



RIVER PLACE



ONE CITY PLAZA



PEACE CENTER



WEST END



NOMA SQUARE

"Downtown Greenville is a historic Southern city that has come of age once again. This thriving, dynamic place has gracefully transitioned from one of the Southeast's best-kept secrets to one of its hottest destinations."

Source: visitgreenville.com