



# LIVE WORK, PLAY in the HEART of DOWNTOWN

Overlooking Greenville's iconic Fall's Park and adjacent to the celebrated Peace Center in the heart of downtown, the Camperdown development has elevated Greenville's Main Street experience to new heights.

A ONCE IN A LIFETIME  
GREENVILLE PROJECT



CAMPDOWN

# CAMPERDOWN DEVELOPMENT



FALLS TOWER  
CAMPERDOWN  
150,000 SF Office  
11 Luxury Condos

elliott davis

SPACES.

GROUP  
Therapy  
PUB & PLAYGROUND

DECA  
CAMPERDOWN  
241 Units

SOUTHERN  
TIDE

AC  
HOTELS  
MARRIOTT  
196 Rooms

jenie's

Insomnia  
cookies

CAMP

SOCIAL  
BURGER

STARBUCKS  
COFFEE

Juniper  
RESTAURANT & BAR

# CAMPERDOWN PHOTOS



# FALLS TOWER SITE PLAN (MAIN STREET)



## AVAILABILITIES

- 1** 5,373 SF Restaurant Space
- 2** 2,150 SF Restaurant Space (w/ Covered Patio Overlooking Falls Park)
- 3** 3,968 SF Space (w/ Covered Patio Overlooking Falls Park)

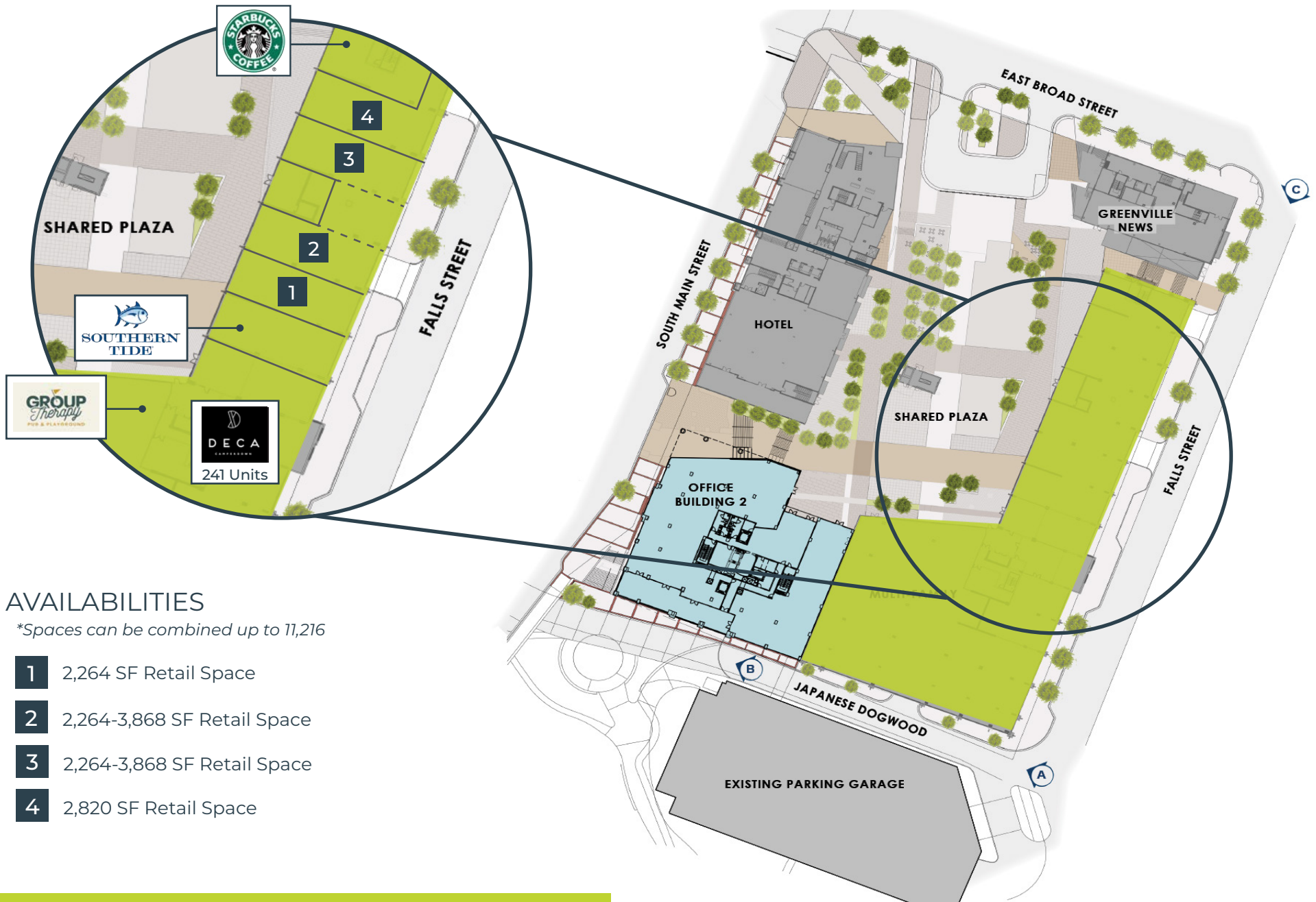
# FALLS TOWER SITE PLAN (PLAZA LEVEL)



## AVAILABILITIES

- 1** 5,539 SF Space (w/ 2,453 SF Covered Patio Overlooking Falls Park)

# DECA SITE PLAN

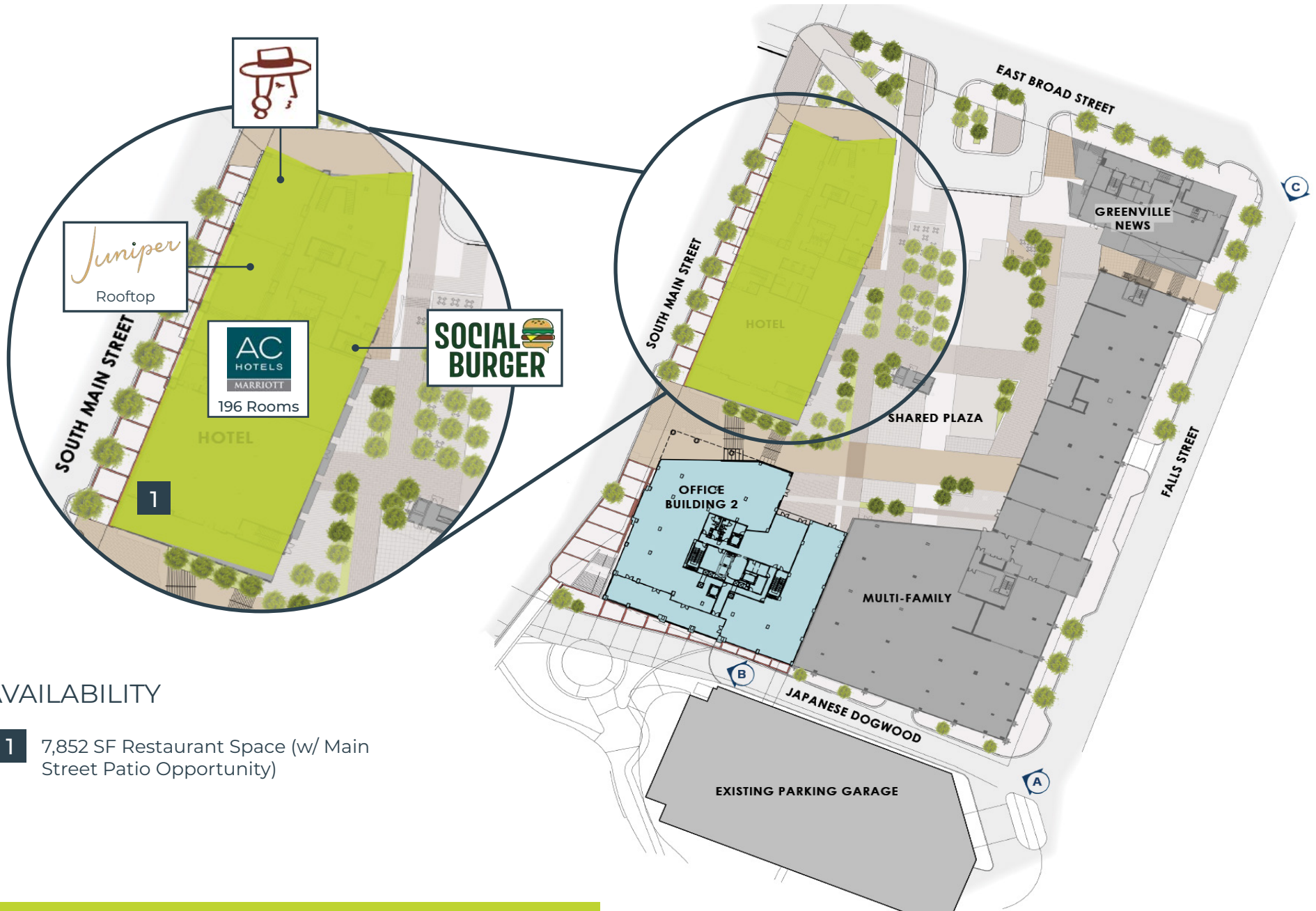


## AVAILABILITIES

\*Spaces can be combined up to 11,216

- 1** 2,264 SF Retail Space
- 2** 2,264-3,868 SF Retail Space
- 3** 2,264-3,868 SF Retail Space
- 4** 2,820 SF Retail Space

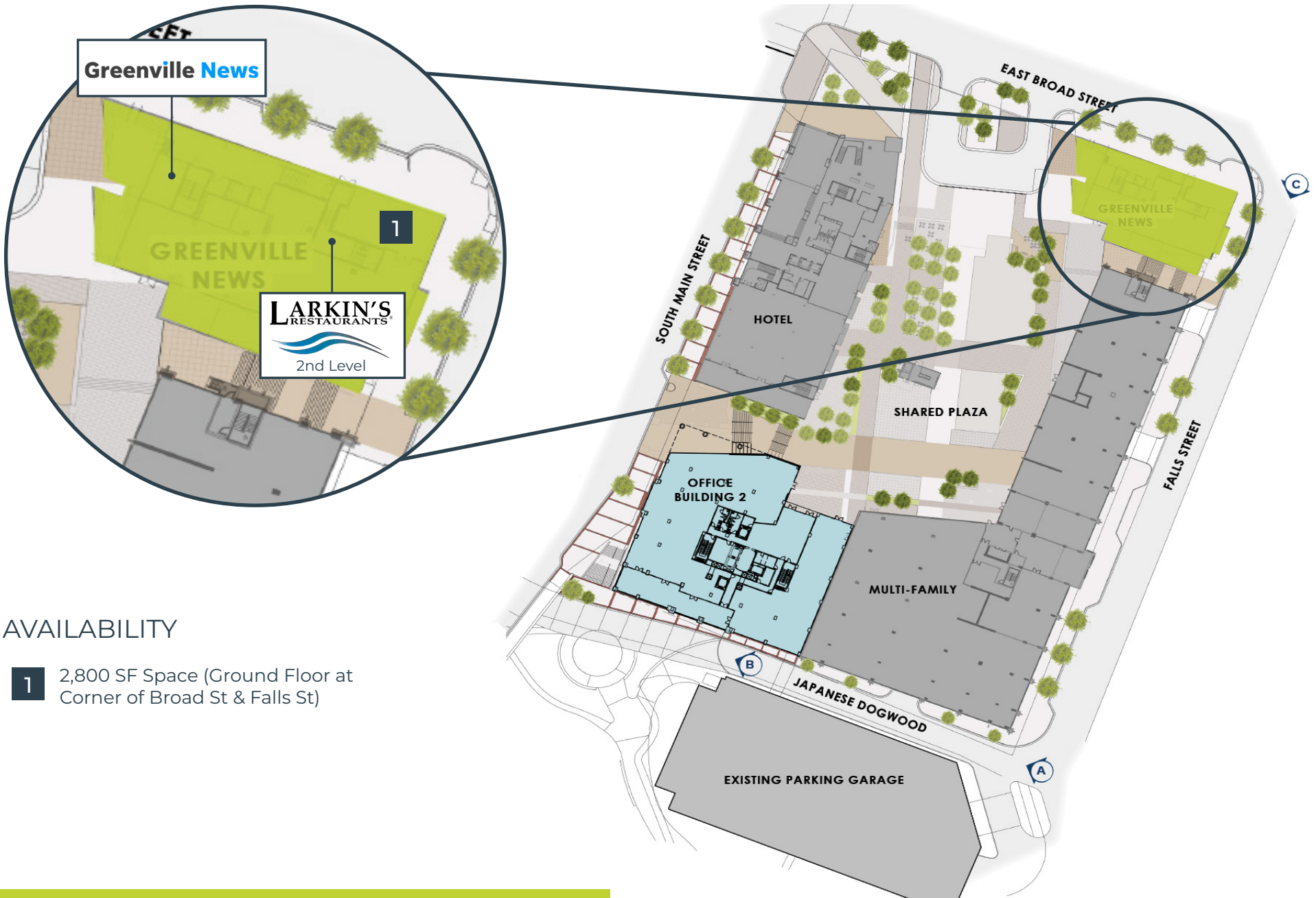
# AC HOTEL SITE PLAN



## AVAILABILITY

- 1 7,852 SF Restaurant Space (w/ Main Street Patio Opportunity)

# GREENVILLE NEWS BUILDING SITE PLAN



## AVAILABILITY

- 1** 2,800 SF Space (Ground Floor at Corner of Broad St & Falls St)

# DEMOGRAPHICS

## POPULATION



12,046

Total Population (Esri)



32,419

Total Daytime Population (Esri)



30,234

Total Employees (Esri)

## KEY FACTS



Median Age



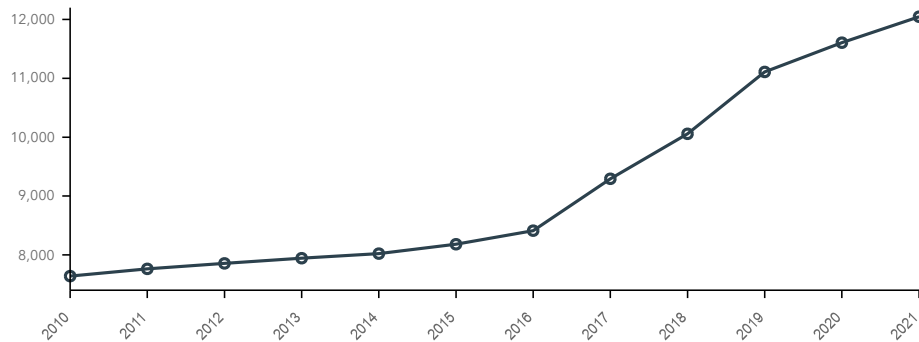
5,864

Households

\$55,901

Median Disposable Income

## HISTORICAL TRENDS: POPULATION



## POPULATION BY GENERATION



21.2%  
Generation X:  
Born 1965 to 1980



23.3%  
Baby Boomer:  
Born 1946 to 1964



5.7%  
Greatest Gen:  
Born 1945/Earlier



30.7%  
Millennial:  
Born 1981 to 1998



15.1%  
Generation Z:  
Born 1999 to 2016



4.1%  
Generation Alpha:  
Born 2017 or Later

## ANNUAL LIFESTYLE SPENDING



\$550,494,712

Annual Budget



\$66,132,767

Total Food Expenditures



\$27,245,889

Eating Away from Home



\$38,886,878

Eating at Home



\$4,430,786

Total Alcoholic Beverages



\$1,882,284

Alcoholic Beverages Away from Home



2,548,503

Alcoholic Beverages at Home



\$15,344,403

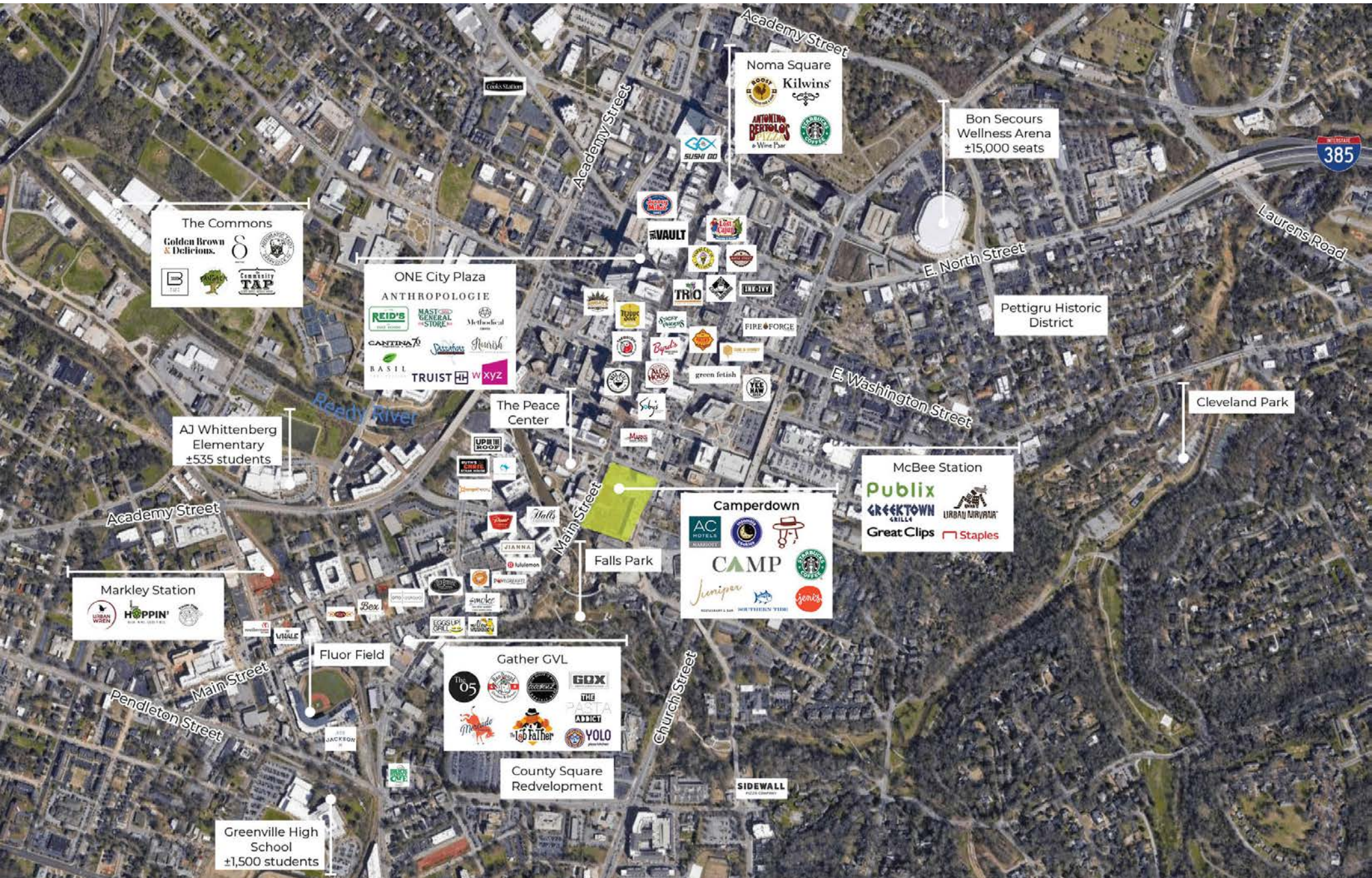
Apparel & Services



\$21,999,395

Entertainment & Recreation

# DOWNTOWN GREENVILLE, SC





# #YEAH THAT GREENVILLE

NAMED ONE OF THE TOP EIGHT  
PLACES TO GO IN THE SOUTHEAST  
*Fondor's 2022 Go List*

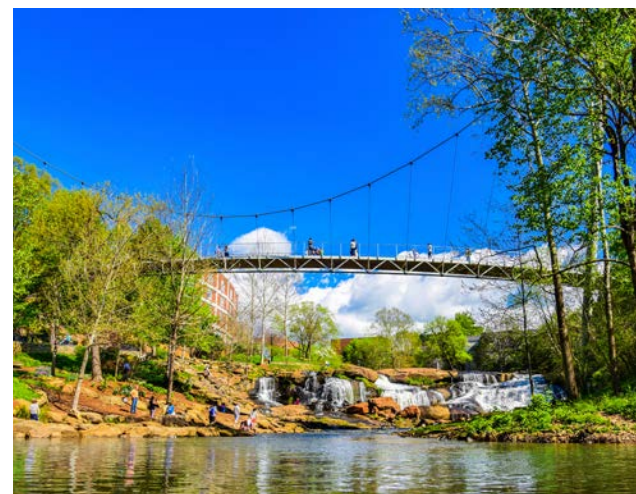
RANKED 5TH ON THE LIST OF  
"AMERICA'S BEST SMALL CITIES"  
*Conde Nast Traveler 2021*

THE SOUTH'S BEST CITIES ON THE  
RISE 2021  
*Southern Living 2021*

BEST BEER CITIES IN THE US  
*Thrillist 2020*

THE SOUTH'S MOST "TASTEFUL"  
SMALL TOWNS  
*Forbes 2020*

RANKED NO. 20 OF 50 BEST  
PLACES TO TRAVEL IN THE WORLD  
*Travel & Leisure 2022*





CAMPBELL  
DOWNTOWN

LEASING

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