

LEASE

# DOWNTOWN GREENVILLE

106 N MAIN ST  
GREENVILLE, SC 29601

RESTAURANT / RETAIL  
SPACE IN THE HEART OF  
GREENVILLE'S AWARD-  
WINNING DOWNTOWN.



HARRY CROXTON  
404.985.8856

All information deemed reliable, but not guaranteed.

KDS   
**CAINE**  
COMMERCIAL REAL ESTATE

# DETAILS



## NEARBY RETAIL & HOSPITALITY



## OFFERING SUMMARY

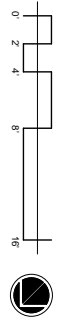
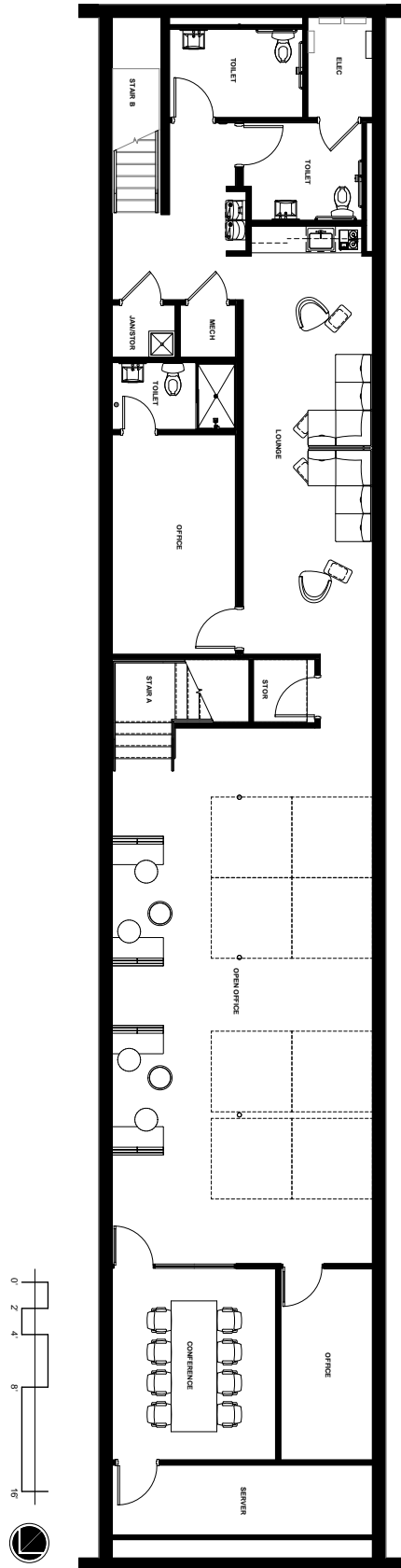
- Lease Rate: Both Floors: +/-4700 SF; \$27.50/SF NNN, Blended Rate
- Available SF: +/-4700 SF,
- Zoning: MXS-D, City of Greenville
- Excellent location for restaurant, retail, financial services, healthcare/wellness, spa, professional services, showroom, etc.
- Building has served both restaurant and retail uses previously.
  - Kitchen infrastructure (vent chase, gas line, grease trap access, etc.) remains available.

## PROPERTY HIGHLIGHTS

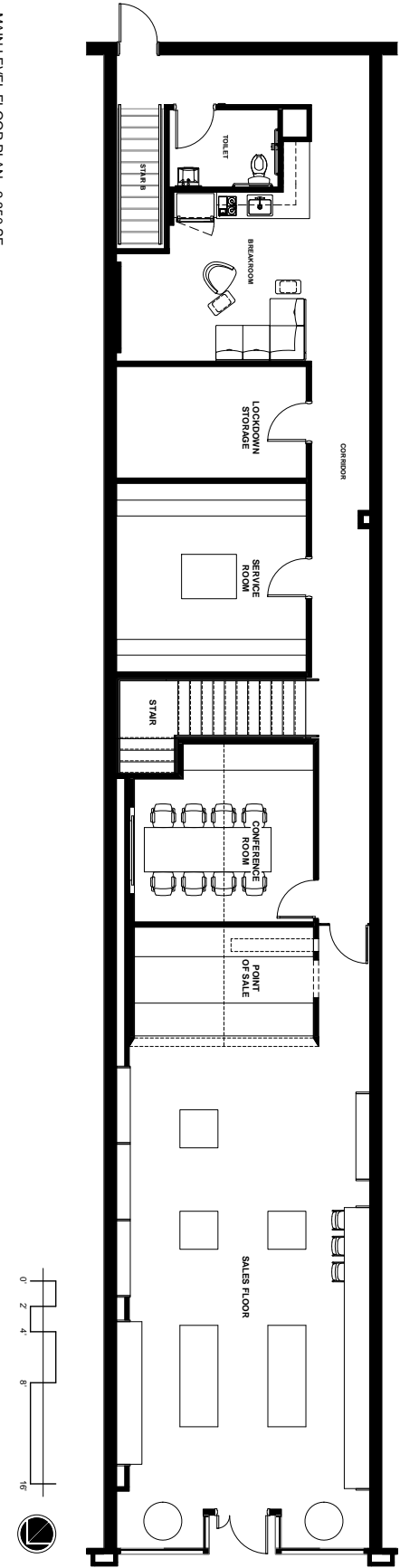
- Located in the heart of Greenville's award-winning downtown.
- Downtown is very walkable. Walk Score of 90 with strong pedestrian counts along Main Street.
- Proximate to esteemed national, regional & local retailers such as Anthropologie, Warby Parker, Orvis, Blue Mercury, Mast General Store, Rush 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

LOWER LEVEL FLOOR PLAN - 2,350 SF  
1/4" = 1'-0"



MAIN LEVEL FLOOR PLAN - 2,350 SF  
1/4" = 1'-0"



# INTERIOR PHOTOS



MAIN LEVEL SHOWROOM VIEW TOWARD MAIN STREET



MAIN LEVEL SALES DESK



MAIN LEVEL BREAK ROOM

# INTERIOR PHOTOS



MAIN LEVEL CONFERENCE ROOM WITH MEDIA WALL



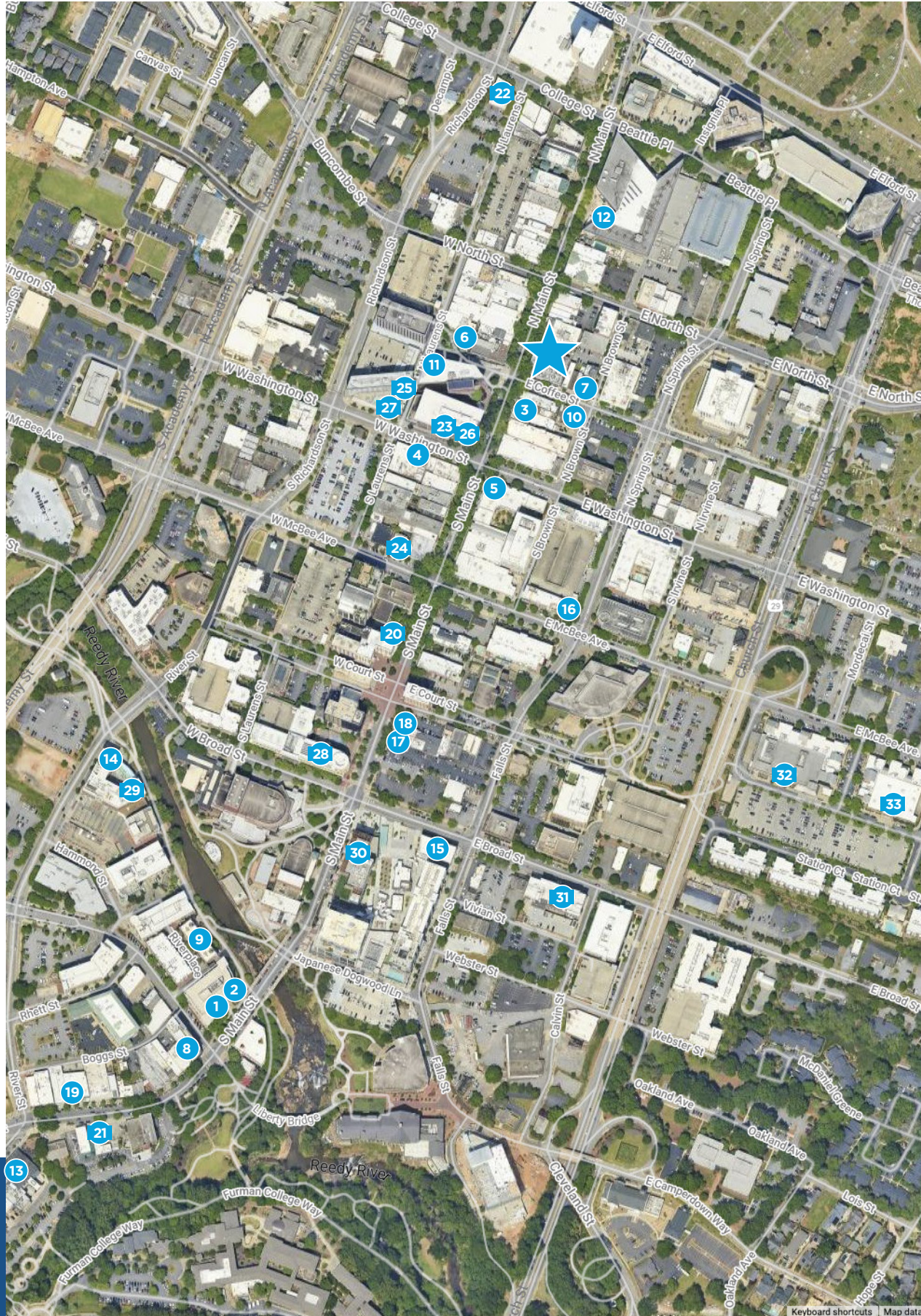
LOWER LEVEL KITCHENETTE  
OFF TRAINING ROOM



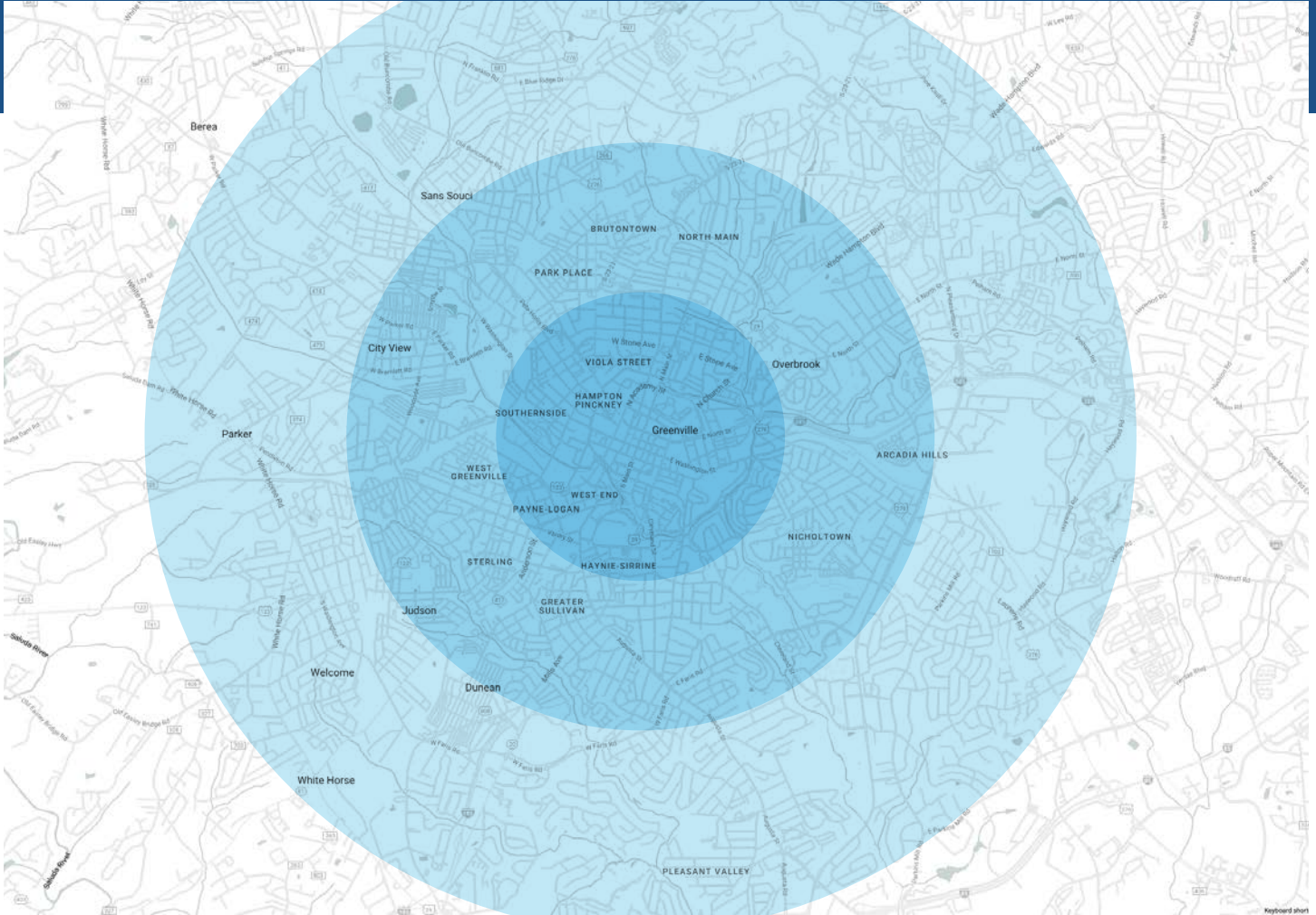
LOWER LEVEL TRAINING ROOM  
WITH PRIVATE OFFICE

# 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

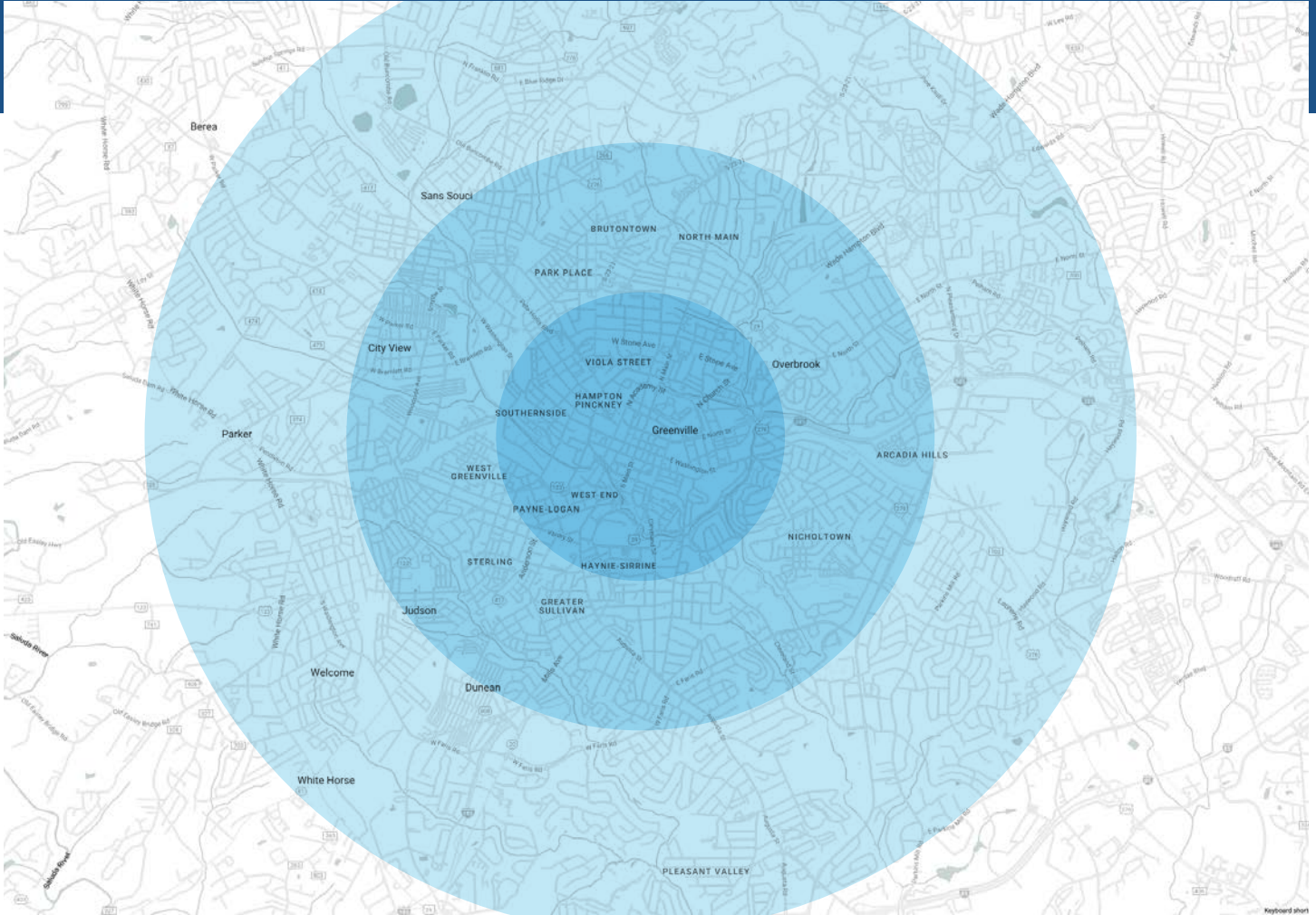
## Residential Growth within 1 mile of 106 N Main Street

- 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*



HARRY CROXTON  
404.985.8856  
[hcroxton@kdscaine.com](mailto:hcroxton@kdscaine.com)