FOR SALE

204 MILLS AVENUE GREENVILLE, SC 29605

TWO-STORY, RENOVATED OFFICE BUILDING FOR SALE NEAR DOWNTOWN GREENVILLE AND THE AUGUSTA ROAD COORIDOR



T. Cox 864.747.0602

All information deemed reliable, but not guaranteed.



DETAILS



AVAILABLE SPACE

Address: 204 Mills Avenue, Greenville, SC 29605

Sale Price: \$980,000 **Available SF:** ±2.457 SF

PROPERTY HIGHLIGHTS

· Main Level:

- .10-Foot exposed ceilings create an open, comfortable work environment
- The open work area includes a central fireplace, providing a cozy focal point for the space
- The kitchen and half bath offer convenience, and the conference room can accommodate up to six people
- Large windows on both the front and rear of the building bring in plenty of natural light

Second Level:

- The second floor includes four private offices, ideal for focused work or meetings
- A copy room and a full bathroom are also located on this level, providing added functionality

Accessibility & Location:

- The main level is fully ADA compliant, including ADA-compliant ramps at both the front and rear entrances
- The building is just minutes from downtown Greenville and Augusta Road amenities, with easy access to I-185, I-385, and Greenville Memorial Hospital
- With 60-feet of frontage on Mills Avenue, the property has good visibility, with an average daily traffic volume of 26,500 cars

Parking & Additional Details:

- There are 6 private parking spaces available on-site
- The location provides opportunities for signage and visibility

This office building is a practical and well-located space for any business. Contact us to learn more or to schedule a tour.



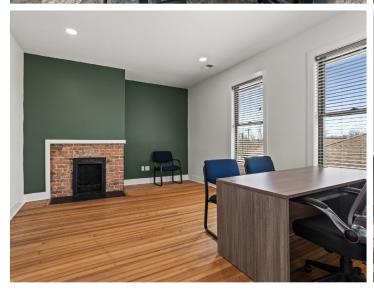
PROPERTY PHOTOS







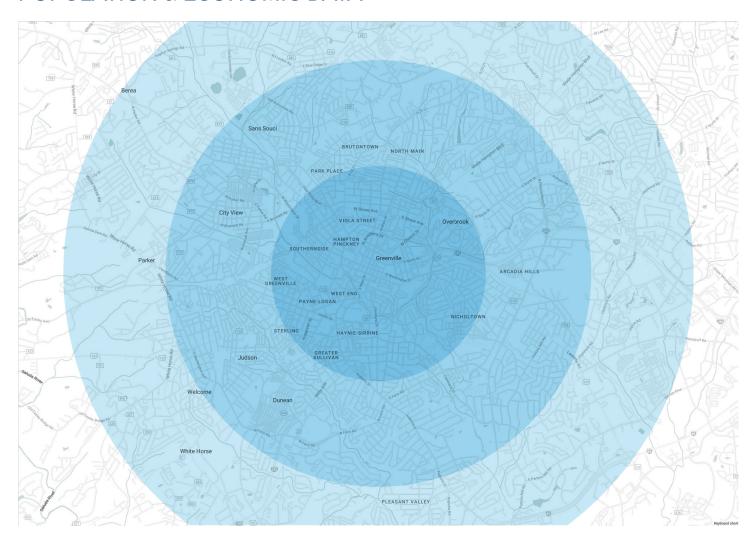








POPULATION & ECONOMIC DATA



| | 2 Miles | 5 Miles | 10 Miles |
|-----------------------------|-----------|-----------|-----------|
| 2029 Population Projection | 53,708 | 197,663 | 464,303 |
| 2024 Population Estimate | 47,664 | 178,112 | 421,912 |
| 2020 Census | 39,033 | 162,132 | 396,512 |
| Population Growth 2024-2029 | 12.68% | 10.98% | 10.05% |
| Population Growth 2020-2024 | 22.11% | 9.86% | 6.41% |
| Median Age | 37.70 | 36.6 | 38.4 |
| Average Age | 39.1 | 38.3 | 39.4 |
| High School Graduate | 19.3% | 21.56% | 20.91% |
| Bachelors Degree | 24.91% | 21.66% | 22.32% |
| Advanced Degree | 17.87% | 12.99% | 13.41% |
| Average Household Income | \$106,504 | \$115,777 | \$117,405 |
| Media Household Income | \$74,957 | \$81,904 | \$83,132 |



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

#3 Friendliest City Southern Living

#4 Best Places to Live in the United States U.S. News and World Report

The Coolest Small Cities in the U.S Thrillist Travel

Best Places for Young Professionals in South Carolina Niche.com

Best Small Towns in America: Best for Good Eats Men's Journal

Top 10 America's Next Great Food Cities Food & Wine



LOCATION, LOCATION

10 Upstate SC Counties

International Companies

At \$6.0T, the Southeast United State GDP Ranks #3 in the World.

More than 160 companies have announced new locations in the Upstate over the last 5 years.



A CRITICAL MANUFACTURING HUB













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SOUTH CAROLINA IS OPEN FOR BUSINESS.

State for Manufacturing in 2022 Site Selection Group

State for Doing Business Area Development

Fastest Growing State in the U.S.



REAL RELATIONSHIPS, NOT JUST REAL ESTATE

VERDAE OFFICE

340 Rocky Slope Road Suite 302 Greenville, SC 29607

DOWNTOWN OFFICE

117 Williams Street Greenville, SC 29601

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