

AVAILABLE DEVELOPMENT OPPORTUNITY

113 AUGUSTA STREET
GREENVILLE, SC 29601

RARE INFILL MIXED-USE
DEVELOPMENT OPPORTUNITY



MARK E. MASASCHI, CCIM
864.380.2614

All information deemed reliable, but not guaranteed.

KDS 
CAINE
COMMERCIAL REAL ESTATE



CALL FOR OFFERS

Address: 113 Augusta Street
Greenville, SC 29601

Sale Price: Call For Offers - **Due 09/12/25**

Available SF: 0.37 Acres

Tax Map Number: 0090000100601

Seller is not offering buyer broker compensation

PROPERTY HIGHLIGHTS

- Rare infill mixed-use development opportunity
- Located in the desirable West End
- **One Block From**
 - The billion dollar county square redevelopment project
 - Planned 400 stall city parking garage on Howe Street
 - Flour Field
 - Adjacent to the SC Children's Theater

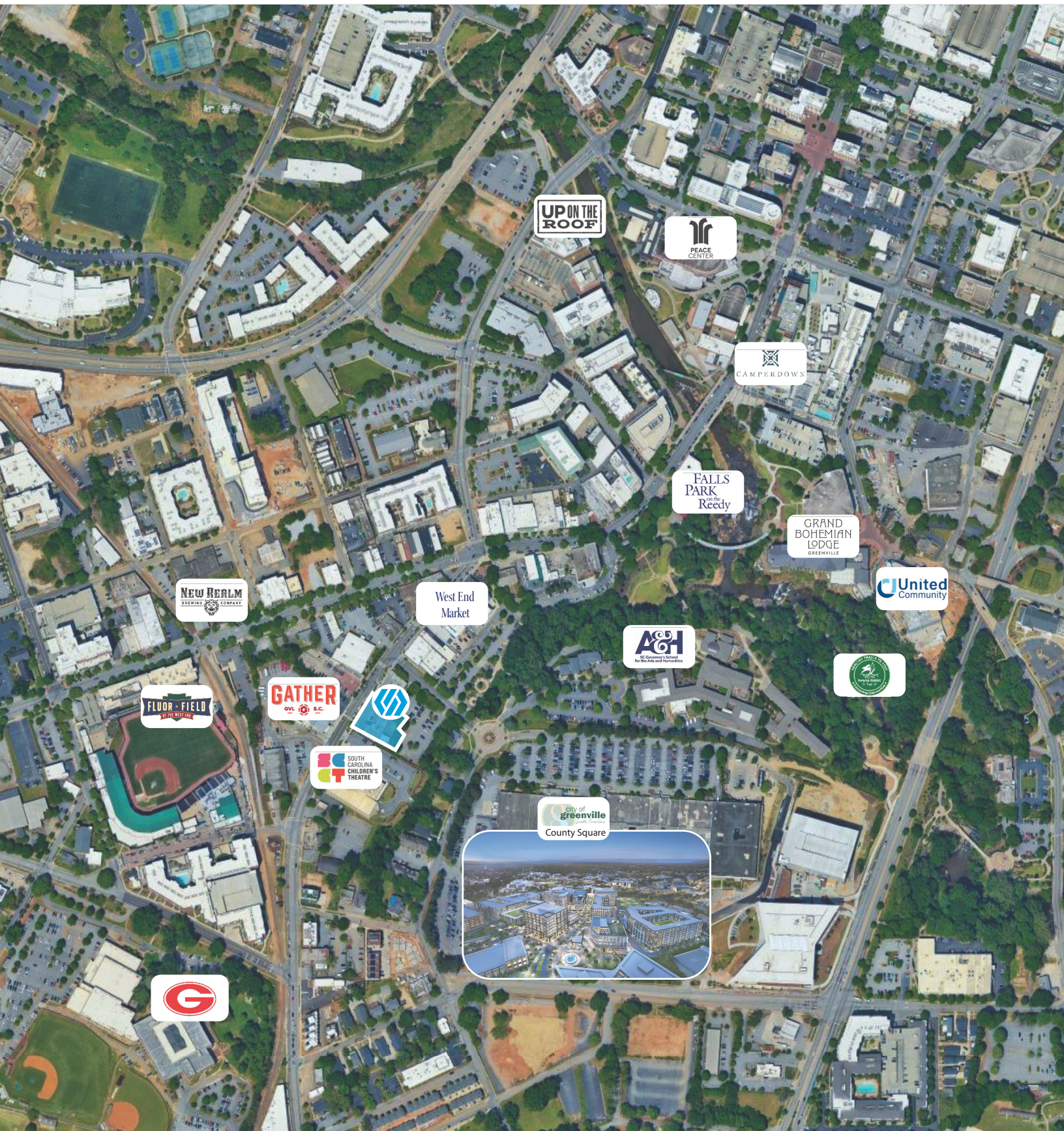


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HEAT MAP

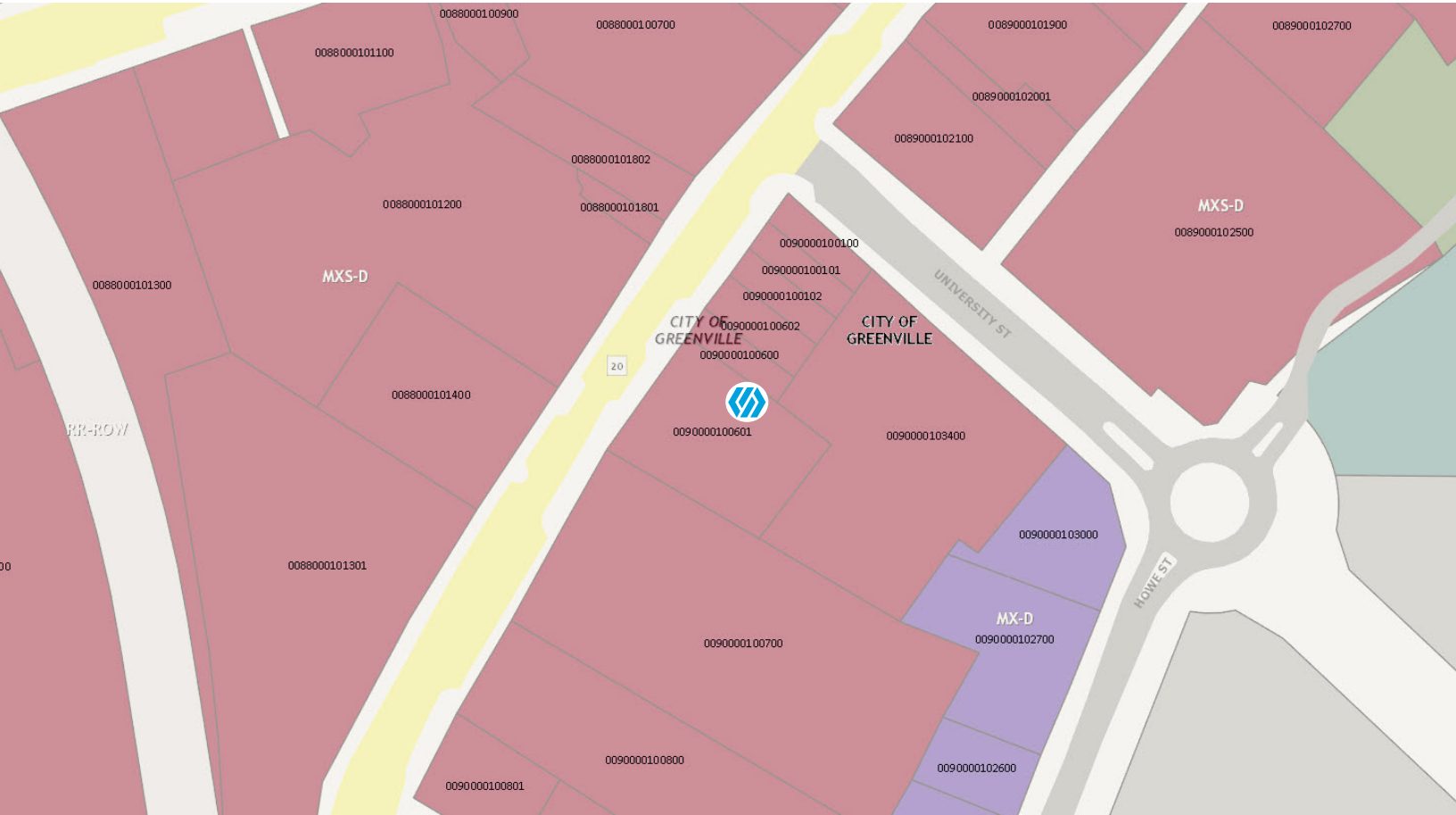


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ZONING MAP

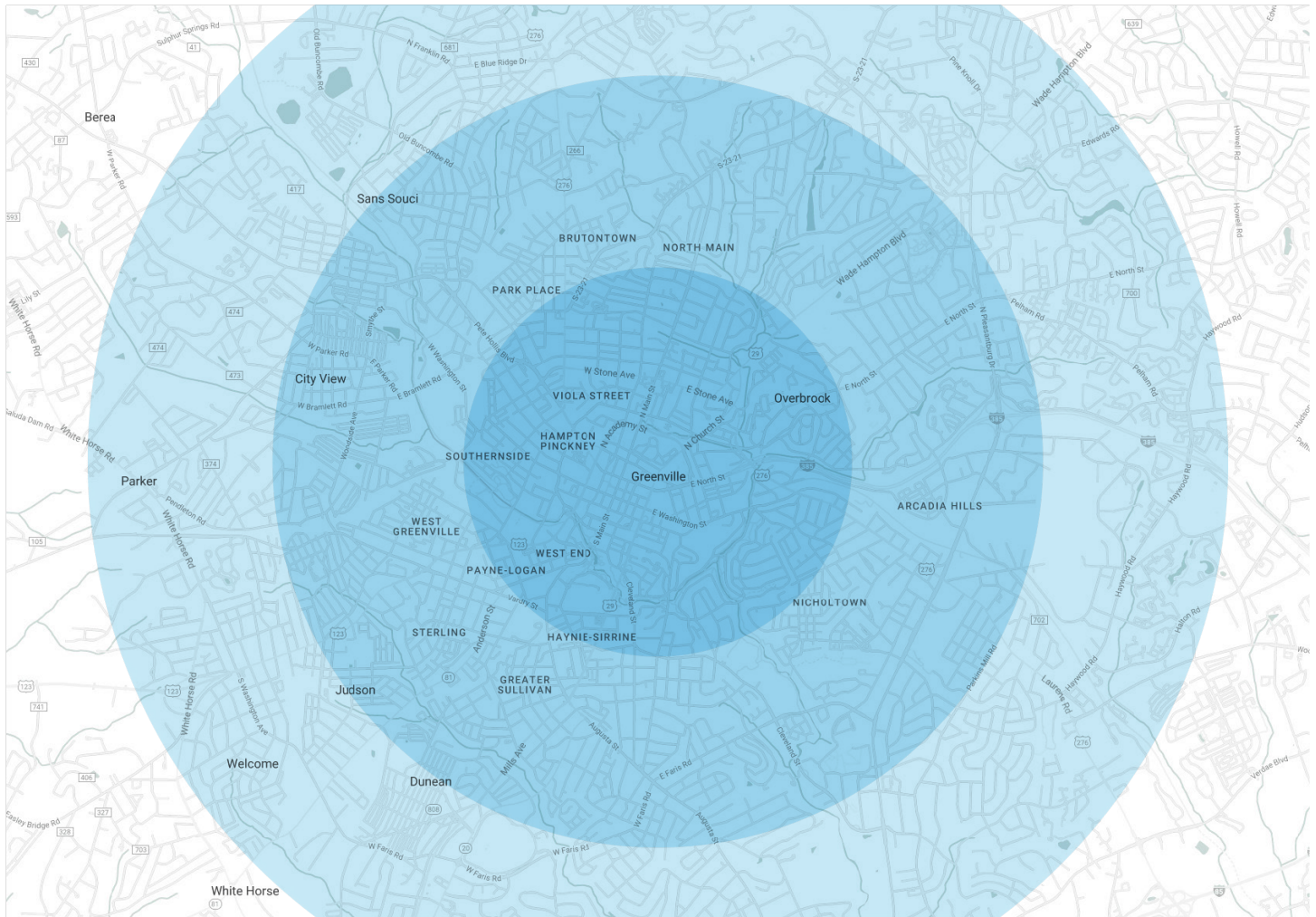


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POPULATION & ECONOMIC DATA



	1 Miles	3 Miles	5 Miles
2029 Population Projection	14,682	100,034	193,853
2024 Population Estimate	12,860	89,691	174,620
2020 Census	9,495	78,929	158,325
Population Growth 2024-2029	14.17%	11.53%	11.01%
Population Growth 2020-2024	35.44%	13.44%	10.29%
Median Age	38.50	36.60	36.50
Average Age	41.00	38.10	38.20
High School Graduate	16.57%	21.64%	22.12%
Bachelors Degree	26.09%	22.65%	21.03%
Advanced Degree	21.91%	14.44%	12.71%
Average Household Income	\$105,553	\$87,770	\$82,543
Media Household Income	\$73,252	\$52,661	\$52,438



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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, LOCATION

1.6 Million People

10 Upstate SC Counties

More Than 575

International Companies

#3 GDP Worldwide

At \$6.0T, the Southeast United State GDP Ranks #3 in the World.¹

160 New Locations

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



A CRITICAL MANUFACTURING HUB



SOUTH CAROLINA IS OPEN FOR BUSINESS

#1

State for Manufacturing in 2022
Site Selection Group

#2

State for Doing Business
Area Development

#1

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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Information contained herein has been obtained from sources deemed reliable, but we cannot guarantee it.
All property information is subject to change or withdrawal without notice.