

# AVAILABLE DEVELOPMENT OPPORTUNITY

113 AUGUSTA STREET  
GREENVILLE, SC 29601

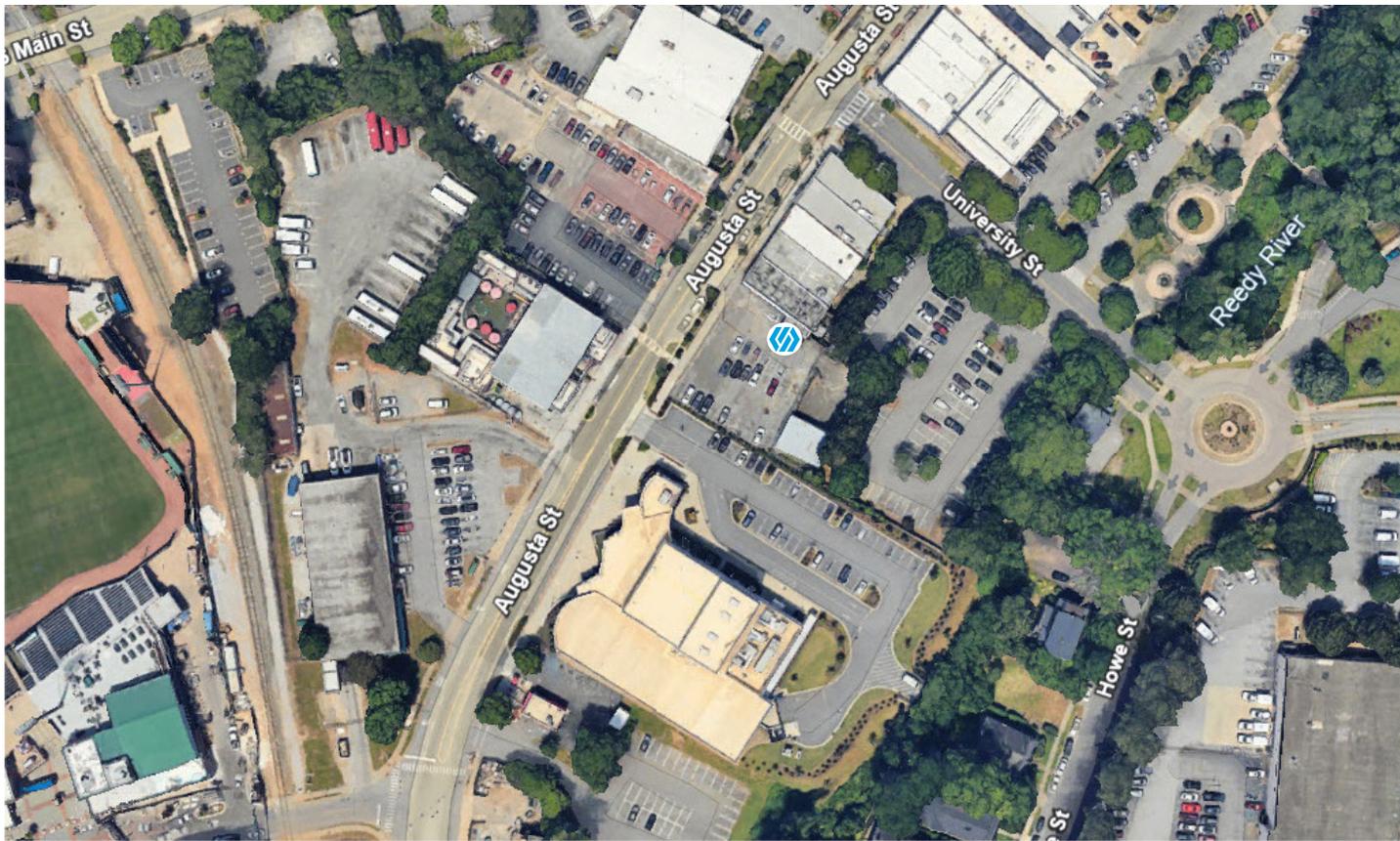
RARE INFILL MIXED-USE  
DEVELOPMENT OPPORTUNITY



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 08/22/25**

**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

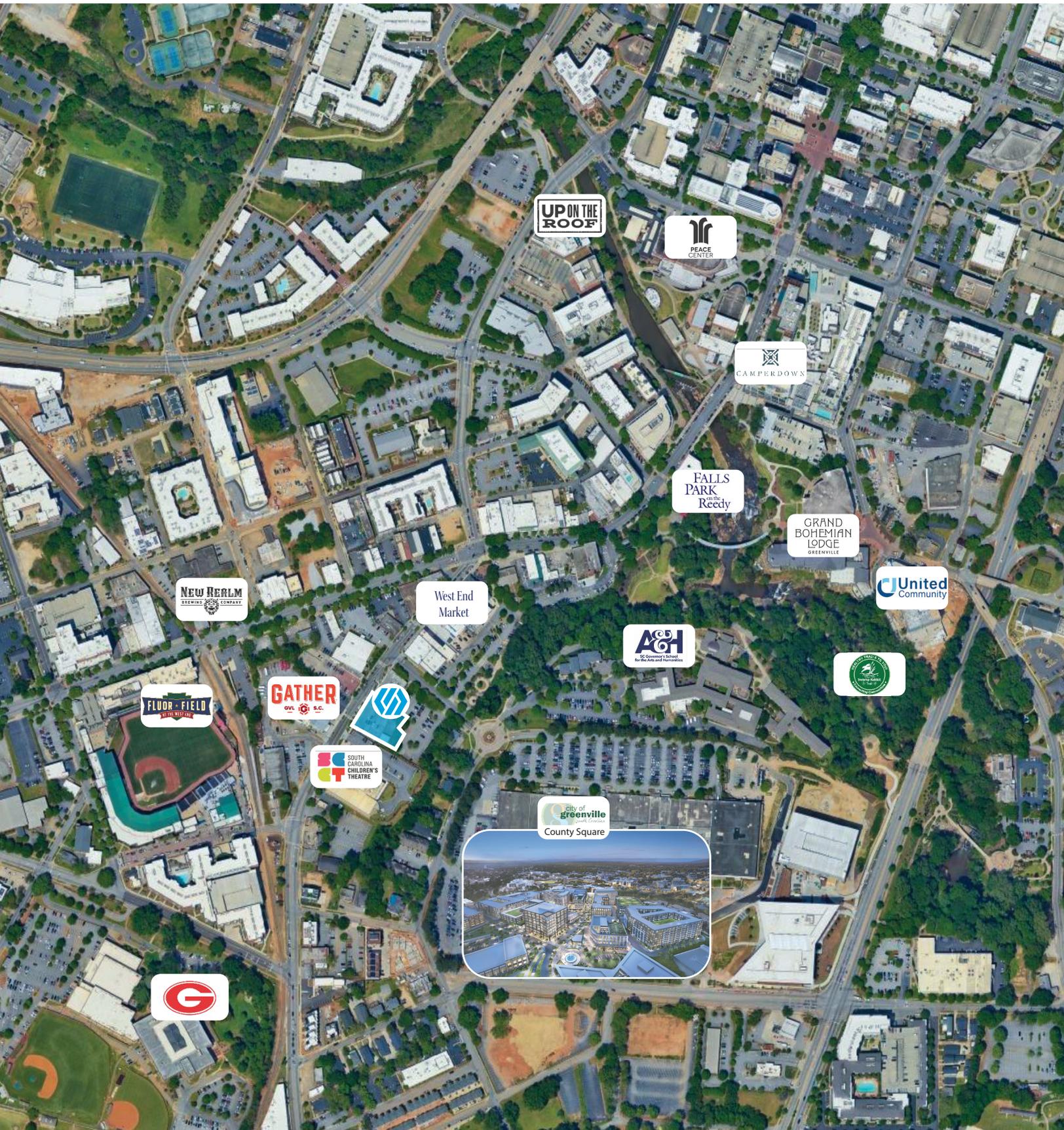


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# HEAT MAP



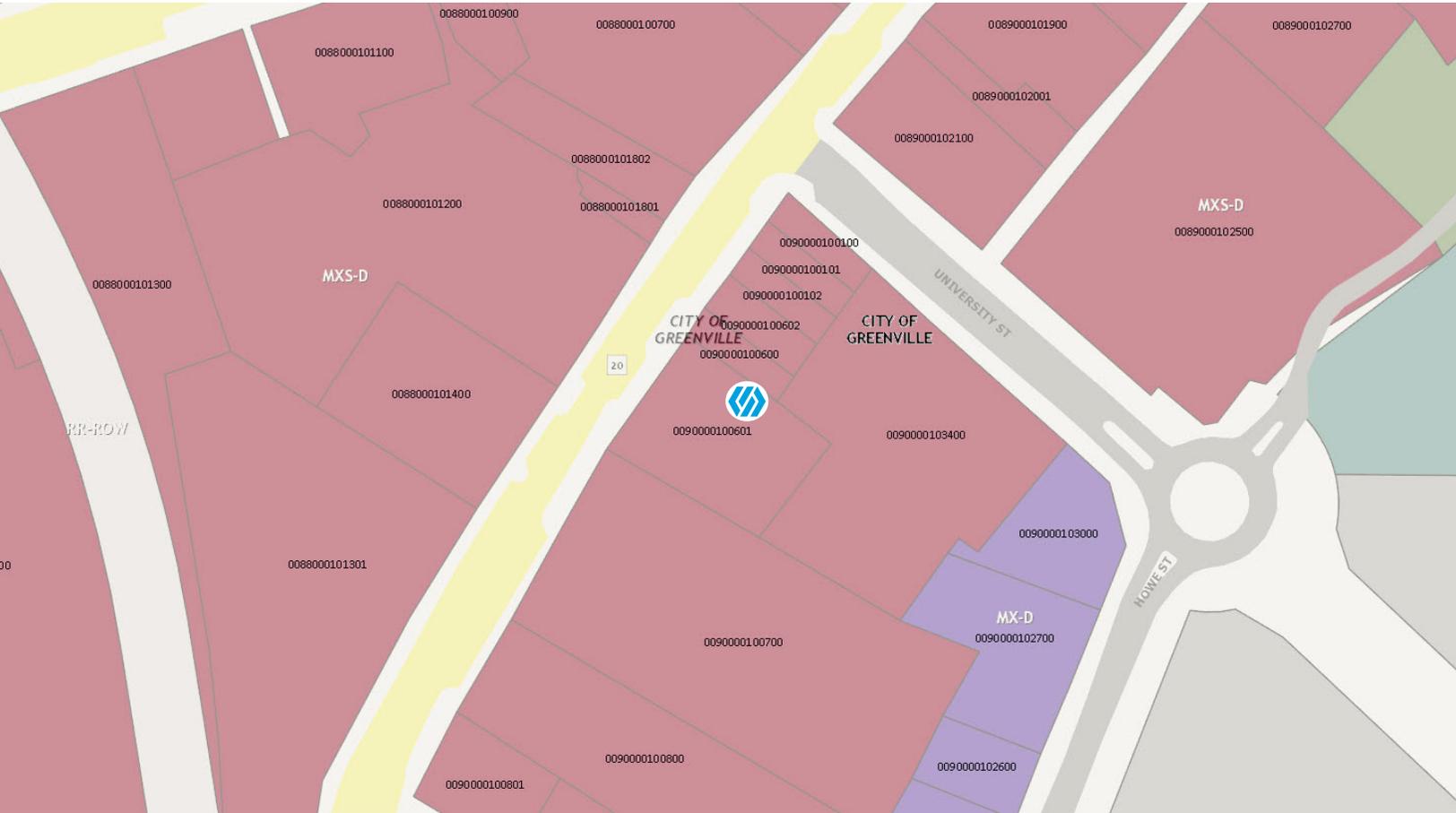
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# ZONING MAP

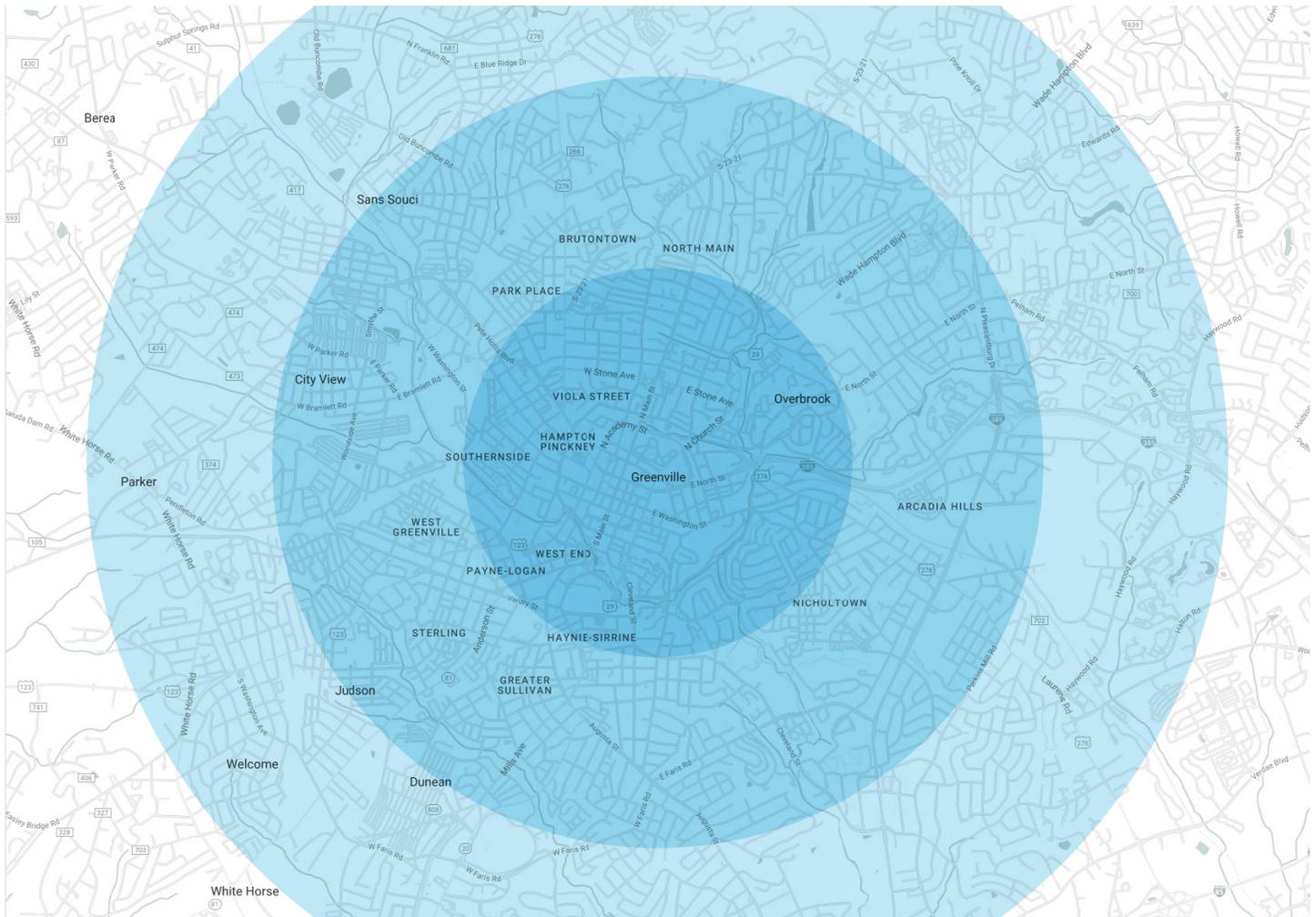


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# POPULATION & ECONOMIC DATA



	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.<sup>1</sup>

**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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All property information is subject to change or withdrawal without notice.