

LEASE

RENOVATED OFFICE SUITE WITH PARKING

121 MANLY ST, SUITE B
GREENVILLE, SC 29601

PETTIGRU DISTRICT

HARRY CROXTON
404.985.8856

T COX
864.747.0602

All information deemed reliable, but not guaranteed.



KDS 
CAINE
COMMERCIAL REAL ESTATE



AVAILABLE SPACE

| | | | |
|----------------------|---|------------------|---------------|
| Address: | 121 Manly St, Suite B Greenville, SC 29601 | Zoning: | MX-3 |
| Lease Rate: | \$17/SF NNN(\$3.28/SF) | Tax Map#: | 0044000101600 |
| Available SF: | 1,125 RSF | | |

PROPERTY HIGHLIGHTS

- 1,125 SF Ground-level office suite
- Recently renovated (completed last month) turnkey condition
- 4 Private offices, kitchenette, and 1 private restroom
- 2 Dedicated parking spaces + street parking available
- Located in Greenville's Historic Pettigru district
- Walking distance to Main Street and downtown amenities
- Highly functional layout, perfect for professional users
- Immediate availability - plug and play space



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PROPERTY PHOTOS



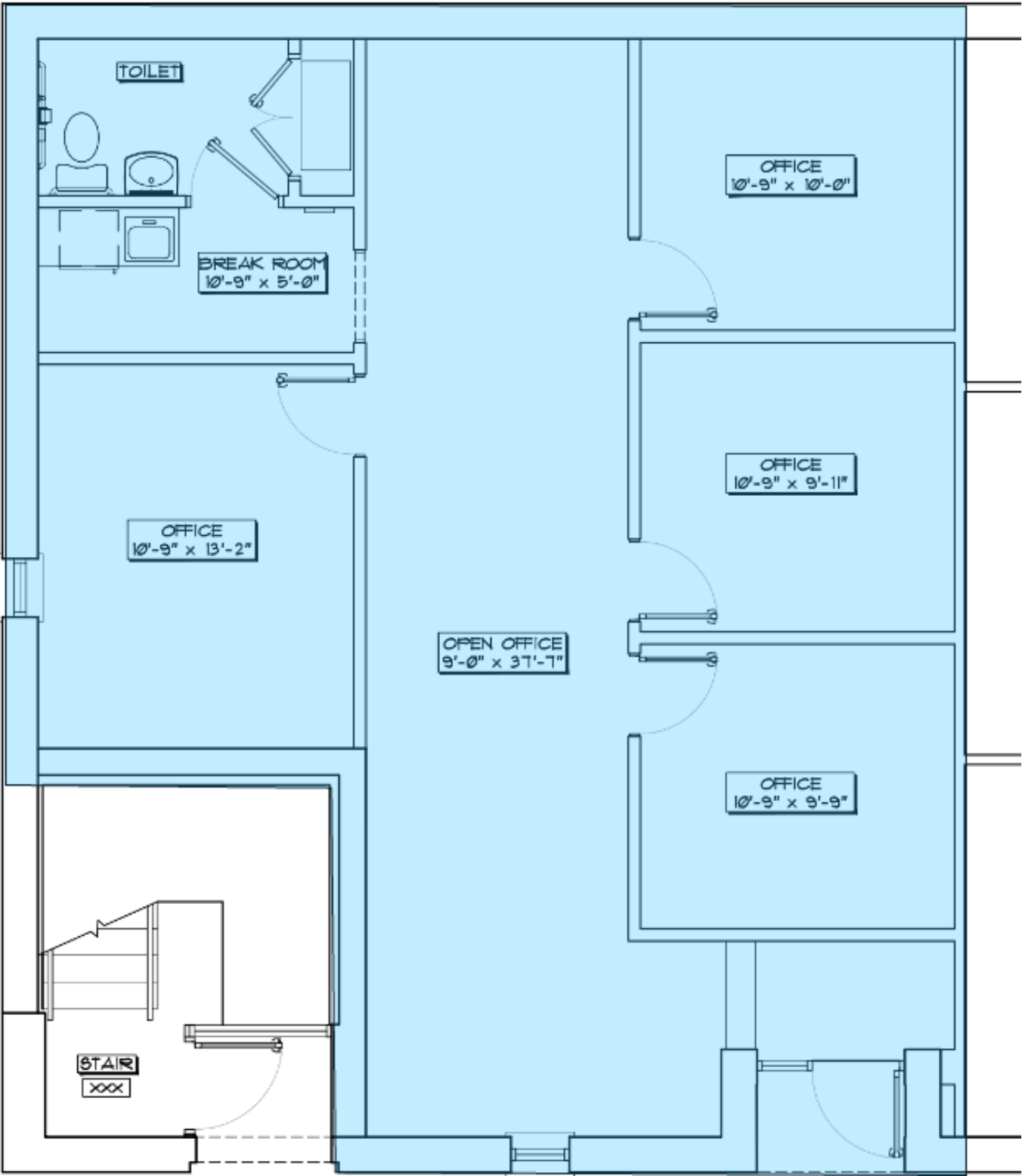
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FLOOR PLANS

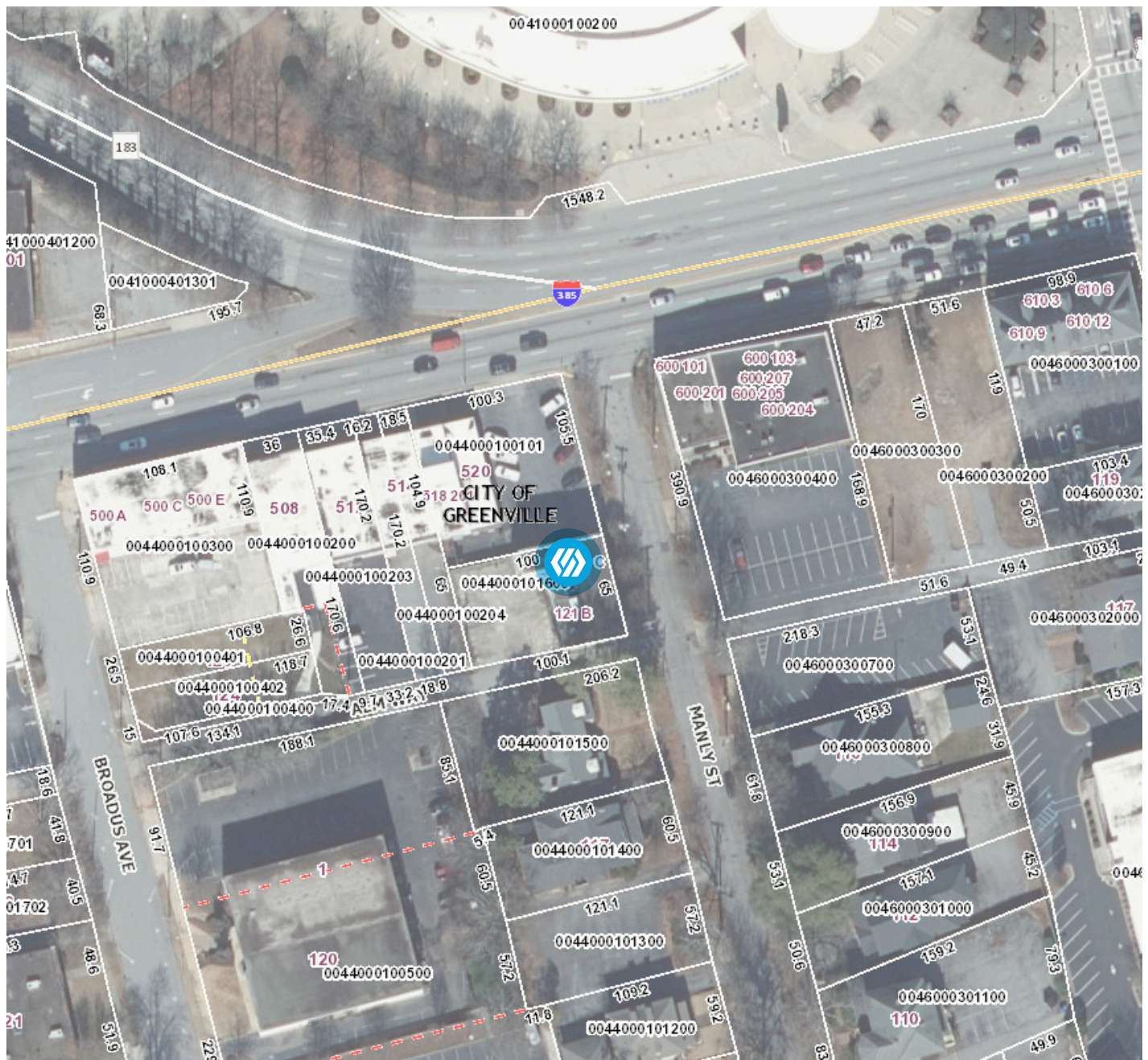


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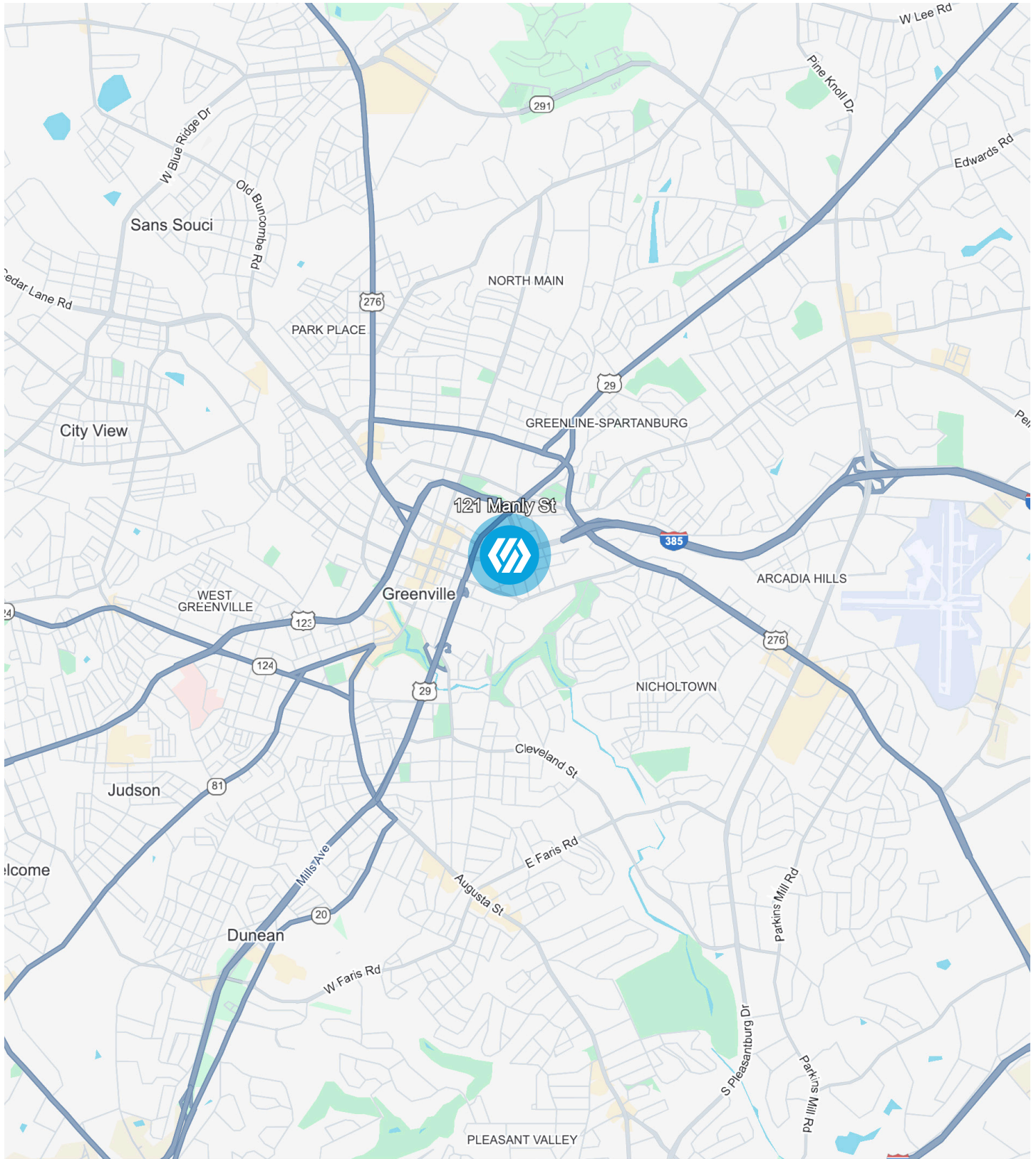
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LOCATION



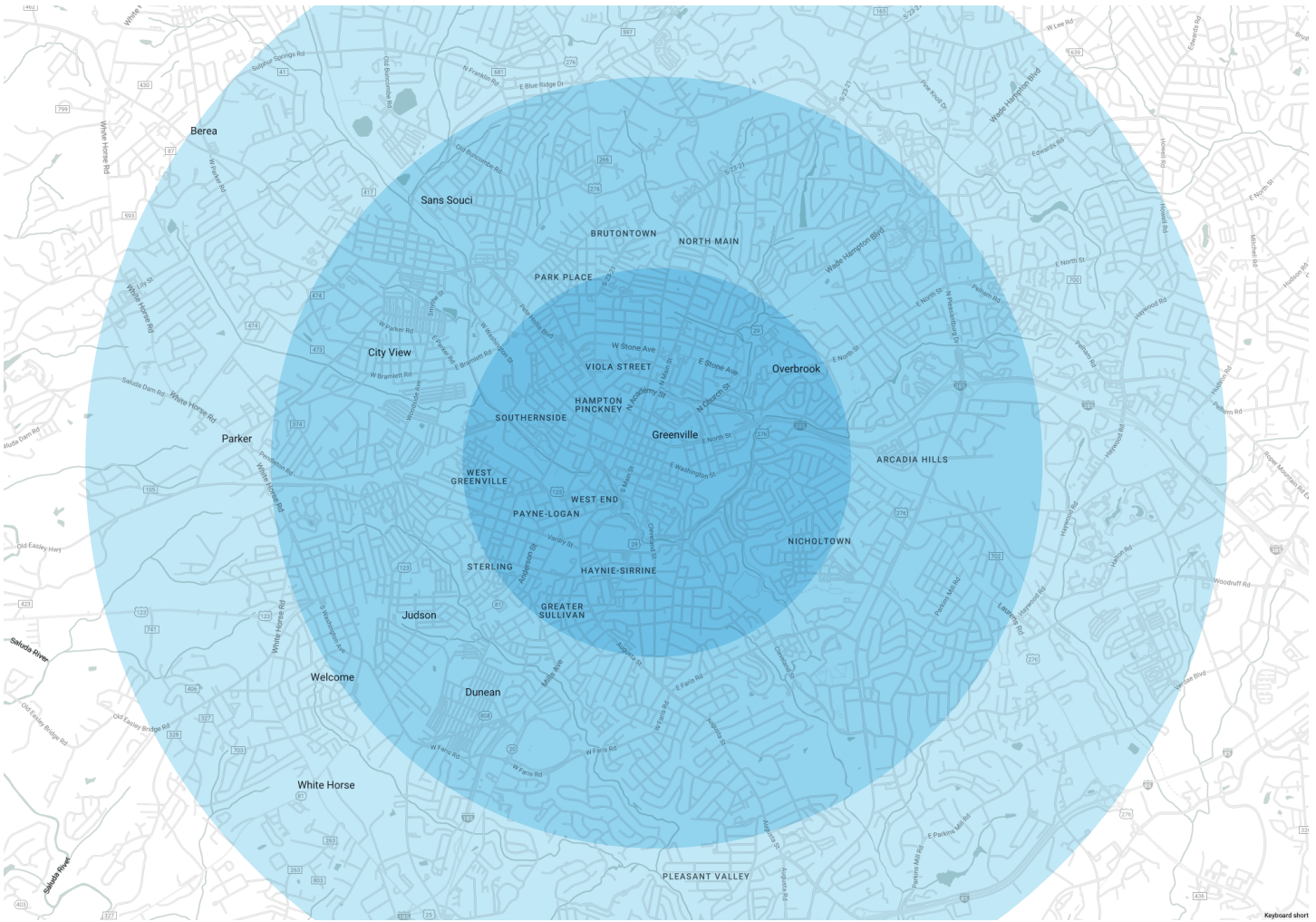
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POPULATION & ECONOMIC DATA



| | 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.

Data & Information Provided by Upstate Alliance

¹ Southeast defined as 12 states including: Alabama, Arkansas, Florida, Georgia, Kentucky, Louisiana, Mississippi, North Carolina, South Carolina, Tennessee, & West Virginia



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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