

**CALL FOR OFFERS**

**PRIME  
REDEVELOPMENT  
OPPORTUNITY**

**DOWNTOWN  
MAIN STREET  
CORNER**

**28-36 S. MAIN STREET  
GREENVILLE, SC 29601**



**GARY KIRBY  
864.650.5556**

All information deemed reliable, but not guaranteed.

**KDS**   
**CAINE**  
COMMERCIAL REAL ESTATE



### AVAILABLE SPACE

<b>Address:</b>	28-36 S. Main Street Greenville, SC 29601
<b>Building SF:</b>	±19,765 SF
<b>Site Size:</b>	±0.25 Acre
<b>Parking:</b>	Street or Garage
<b>Zoning:</b>	MXS-D
<b>Property Use:</b>	Mixed Use/Redevelopment
<b>Tax Map Number:</b>	0001000300700

### PROPERTY HIGHLIGHTS

- ±19,765 SF mixed use building featuring retail and office tenant space
- Excellent redevelopment opportunity on ±.25 acre Main Street corner
- Directly across from the planned 145 room, 7 story Heller Boutique Hotel, Poinsett Plaza & CVS
- Feature location of Greenville's Downtown Saturday Market & Fall for Greenville performance stage
- Tenant mix includes Takosushi, Poppington's Gourmet Popcorn, Reedy Rides, Cahaly's Custom Closing, Jerky & Vine and Jamaican Mi Erie
- Serviced by multiple city parking garages in adjacent blocks in all directions

### OFFER TERMS

- Property will be sold via a Call for Offers process. **Send offers to [gkirby@kdscaine.com](mailto:gkirby@kdscaine.com) by 5:00pm Friday, May 29, 2026.**
- Please submit qualifying details with offer including: principles of the acquiring entity, plans for development, source of funding, and portfolio examples of similar projects developed or owned.



28-36 S. MAIN STREET  
GREENVILLE, SC 29601

GARY KIRBY 864.650.5556  
GKIRBY@KDSCAINE.COM

# PROPERTY PHOTOS



28-36 S. MAIN STREET  
GREENVILLE, SC 29601

All information deemed reliable, but not guaranteed.

GARY KIRBY 864.650.5556  
GKIRBY@KDSCAINE.COM

# PROPERTY PHOTOS



28-36 S. MAIN STREET  
GREENVILLE, SC 29601

All information deemed reliable, but not guaranteed.

GARY KIRBY 864.650.5556  
GKIRBY@KDSCAINE.COM

# ELEVATION STUDY

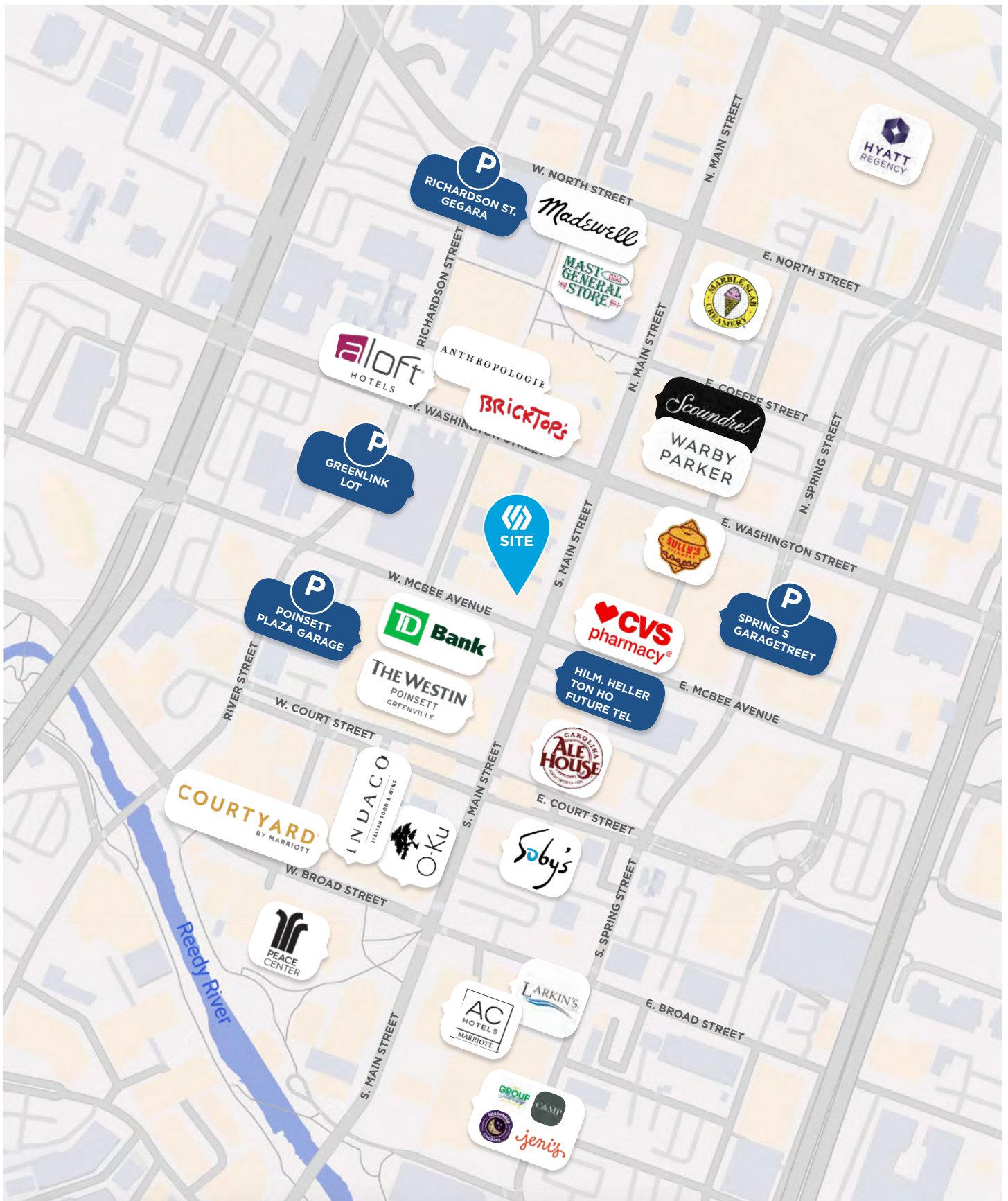


28-36 S. MAIN STREET  
GREENVILLE, SC 29601

GARY KIRBY 864.650.5556  
GKIRBY@KDSCAINE.COM

All information deemed reliable, but not guaranteed.

# LOCATION



28-36 S. MAIN STREET  
GREENVILLE, SC 29601

GARY KIRBY 864.650.5556  
GKIRBY@KDSCAINE.COM

All information deemed reliable, but not guaranteed.



## 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

**The South's Best Cities 2025**  
*Southern Living*

**Cities with Strongest Job Markets**  
*Bloomberg*

**#13 Best Cities for Young Professionals**  
*Forbes*

**One of the South's Cities on the Rise**  
*Southern Living*

**#43 Best Places to Live**  
*U.S. News & World Report*

**Top 50 Best Places to Live in the U.S.**  
*Money.com*



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

**#2**

in the U.S. for Manufacturing 2024  
*Site Selection Group*

**#2**

State for Doing Business 2024  
*Area Development*

**\$18B+**

Capital Investment in the  
Upstate over Last 5 years



**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

GARY KIRBY  
864.650.5556  
GKIRBY@KDSCAINE.COM

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.