

Beyond storage.

A SANCTUARY FOR YOUR PASSIONS.

THE SHED

GARAGE CLUB

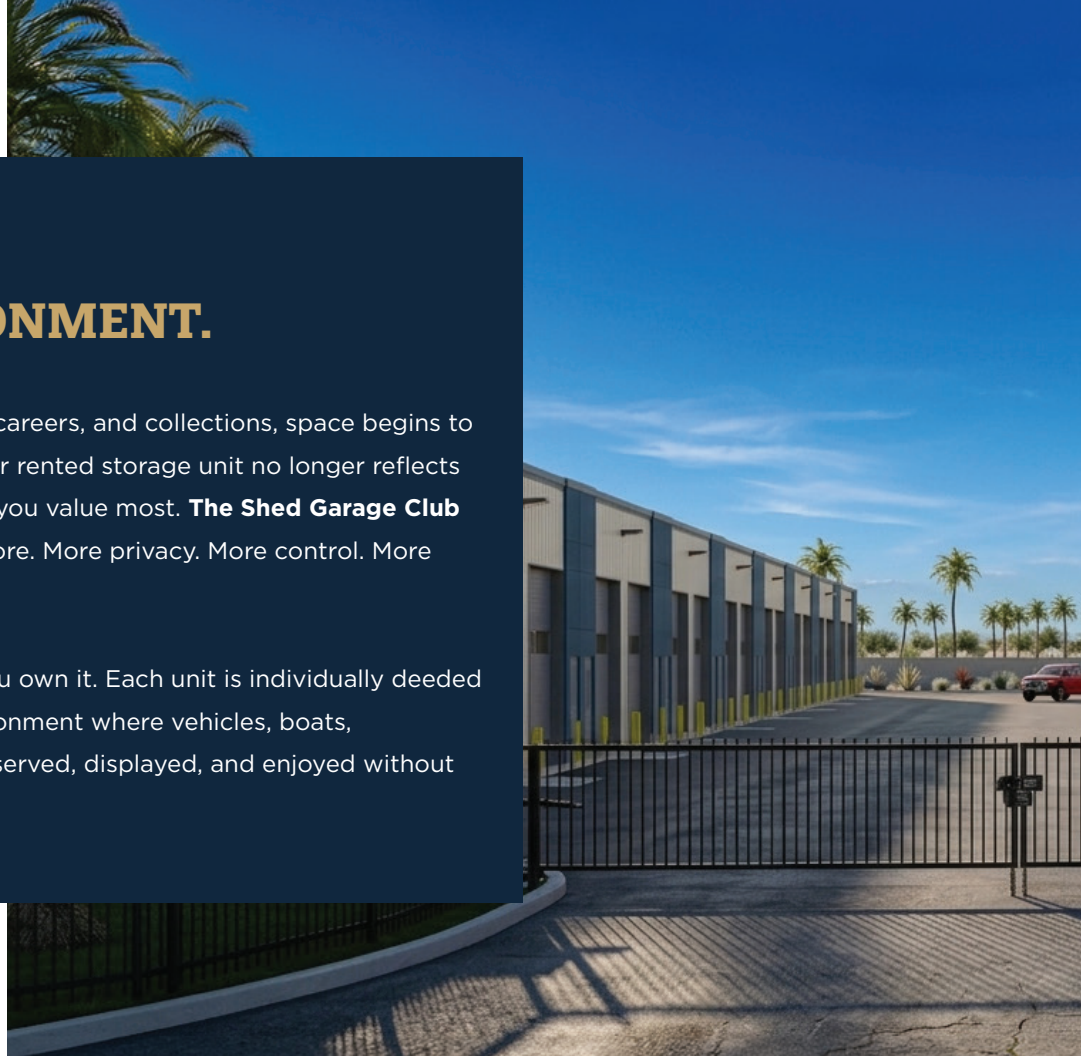
114 Chalmers Rd Greenville, SC


THE SHED
GARAGE CLUB
101



A limited collection of
PRIVATE GARAGE CONDOMINIUMS.

The Shed Garage Club introduces a refined approach to asset storage and ownership in Greenville, South Carolina.



More than storage
A PRIVATE ENVIRONMENT.

After years spent building businesses, careers, and collections, space begins to matter differently. A crowded garage or rented storage unit no longer reflects the level of care invested in the things you value most. **The Shed Garage Club** was created for owners who expect more. More privacy. More control. More permanence.

Rather than leasing square footage, you own it. Each unit is individually deeded real estate, designed as a private environment where vehicles, boats, equipment, and collections can be preserved, displayed, and enjoyed without compromise.



Real Construction

Reinforced foundations, insulated access doors, and durable structural systems designed for long-term ownership.

Climate-Controlled Protection

Interior environments designed to protect collector vehicles, specialty equipment, and valuable materials.

Flexible Interior Volume

Open layouts allow each unit to become a showroom, workshop, lounge, or creative studio.

Project
OVERVIEW

The Shed Garage Club introduces a refined approach to asset storage and ownership. Located in Greenville, South Carolina, the project is designed as a gated enclave of individually owned luxury garage condominiums.

The development includes 26 private units, each measuring approximately 22 × 50 feet, positioned across a 3.01 acre property and supported by a dedicated clubhouse designed for owners and their guests.

Every unit is engineered as a flexible environment, capable of supporting collector vehicles, recreational assets, personal workshops, or private showrooms. The result is a space that adapts to the owner rather than restricting how it can be used.

Ownership provides not only security and control, but a tangible real estate asset within a limited and carefully designed development.



Units

26 Private Garage Condominiums

Ownership Model

Individually Deeded Units

Total Building Area

29,700 SF

Clubhouse

Private Owners' Lounge

Property Size

3.01 Acres

Unit Size

22′ × 50′

Positioned within
GREENVILLE'S LIFESTYLE CORRIDOR.

The Shed Garage Club is coming to 114 Chalmers Road in Greenville, South Carolina, offering immediate access to major transportation corridors including Interstate 85. The location places the development within minutes of Greenville's most established residential communities, private clubs, and lifestyle destinations.

This proximity ensures that ownership is not only convenient but integrated into the daily patterns of the region's most likely buyers. The project sits close enough to remain accessible, while maintaining the privacy and discretion expected from a premium ownership environment.



The location

114 Chalmers Rd Greenville, SC 29605

1. I-85	0 Minutes	10. Overbrook	13 Minutes
2. Augusta Road	1 Minute	11. Leach Street Commons	14 Minutes
3. Greenville Country Club	7 Minutes	12. Norden on Stone	14 Minutes
4. Biltmore Walk	10 Minutes	13. GSP Int'l Airport	14 Minutes
5. Downtown Airport	10 Minutes	14. Thornblade Club	15 Minutes
6. Augusta Row	11 Minutes	15. North Main	15 Minutes
7. Mills Mill Reserve	12 Minutes	16. McNeil Court Townhomes	18 Minutes
8. Solaire Townhomes	12 Minutes	17. Hartness	18 Minutes
9. M West Terrace	13 Minutes	18. Five Forks	20 Minutes

A proven concept,
A NEW GREENVILLE OPPORTUNITY.

Greenville continues to attract new residents, businesses, and investment, strengthening its position as one of the Southeast's most desirable places to live. With a growing downtown, expanding townhome communities, and convenient access to the Blue Ridge Mountains and Upstate lakes, residents are increasingly embracing a lifestyle that blends city living with outdoor adventure.

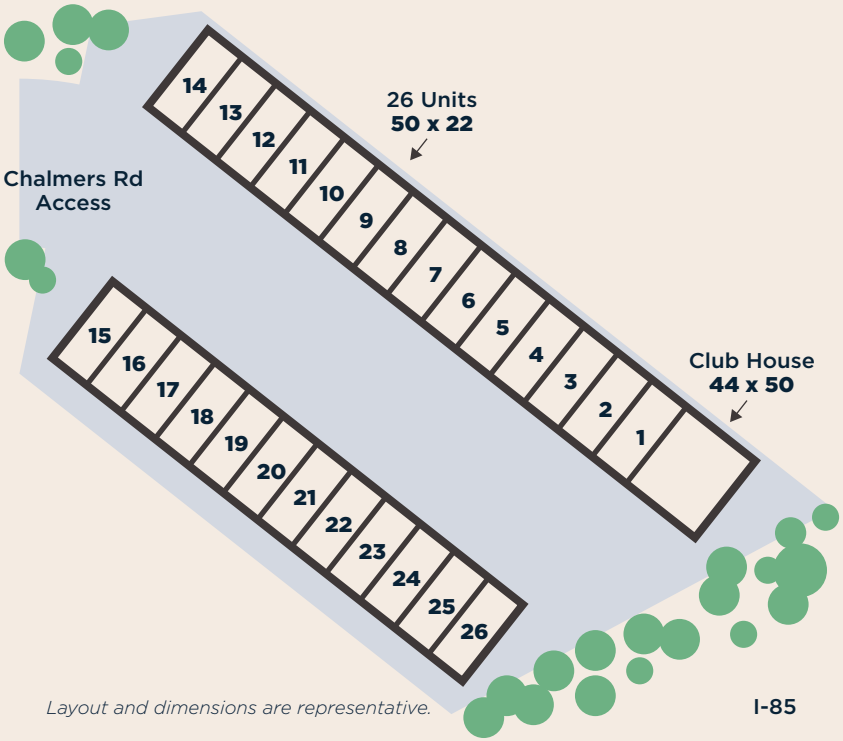
That lifestyle comes with a need for more space. For homeowners with limited garage capacity, The Shed offers room for boats, recreational vehicles, and equipment without sacrificing the convenience of their home. For automotive enthusiasts and collectors, it provides a dedicated environment to preserve, display, and enjoy prized vehicles and collections.

The Shed Garage Club brings an established ownership concept to this growing market.

Already operating in Jacksonville, Florida, The Shed combines private garage ownership with customizable spaces and a community of like-minded enthusiasts.

Now, Greenville owners have the opportunity to enjoy that same concept close to home, with a space that complements how they live and makes room for what they're passionate about.

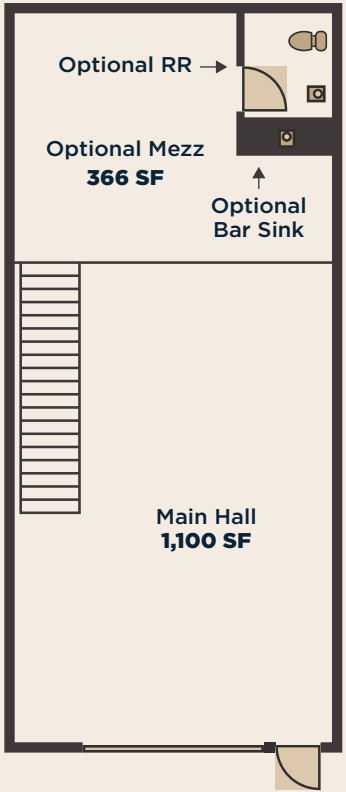
Full Property Floor Plan



Layout and dimensions are representative.

I-85

Interior Unit Floor Plan





STRUCTURAL FEATURES:

- Reinforced concrete foundations
- Insulated overhead doors
- Climate-controlled interiors
- Electrical infrastructure readiness
- Mezzanine-ready structural design

Layouts for your **LIFESTYLE.**



Collector Showroom

Display vehicles and curated collections in a controlled environment.



Private Workshop

Create a dedicated workspace separated from home and office.



Lounge or Gallery

Optional mezzanine layouts allow the creation of viewing lounges or gathering spaces.

A private community
OF LIKE-MINDED OWNERS.

Ownership at The Shed Garage Club extends beyond the individual unit. The development includes a centralized clubhouse designed as a gathering place for owners and guests.

Here, conversations move naturally between shared interests, craftsmanship, and the stories behind the collections housed within each unit. The environment encourages connection without sacrificing privacy. It is a setting where enthusiasts, professionals, and collectors can interact within a secure and carefully curated setting.

The result is not simply a storage facility, but a community built around shared passions.

Key advantages

- Individually deeded real estate
- Limited inventory of units
- Flexible personal use
- Long-term asset ownership

Ownership
STRUCTURE.

Luxury motor condominiums represent a growing niche within real estate investment, combining lifestyle ownership with long-term asset potential.

Unlike traditional storage rentals, individually deeded garage condominiums create a finite ownership supply.
This structural scarcity often supports resale demand and value retention as markets mature. For collectors and investors alike, the opportunity lies not only in the space itself, but in the scarcity of developments designed at this level.

At The Shed Garage Club, ownership provides:

- A titled real estate asset
- Flexible personal use
- Potential long-term appreciation
- Participation in a limited ownership community

Unit Offering	Approx. SF	Purchase Price	Regime Fee	Reservation Deposit
Phase I Introductory Pricing	1,100 SF	$346,500	$3.75/SF PER MONTH[1]	10%
Remaining Units	1,100 SF	$374,000	$3.75/SF PER MONTH[1]	10%

[1]Monthly equivalent of the annual regime fee. 1100 sqft unit - $4125 annually / $343.75 monthly; 1300 sqft unit - $4875 annually / $406.25 monthly; 1400 sqft unit - $5250 annually / $437.50 monthly; 2020 sqft unit - $7,575 annually / $631.25 monthly



Clubhouse image is an AI-generated concept.
Final design and details are subject to change.

Ownership begins here.

PRIVATE INQUIRIES.

Whether you are ready to secure your unit, explore availability, or learn more about the project, our team is available to guide you through the process.

We invite you to discover how The Shed Garage Club transforms storage into a space designed around the things that move you.

Contact

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Some images presented in this document are AI-generated concept renderings for illustrative purposes only.
Some images presented in this document are from a completed The Shed project in Jacksonville, Florida.
Final design details, finishes, dimensions, and proportions are subject to change.


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