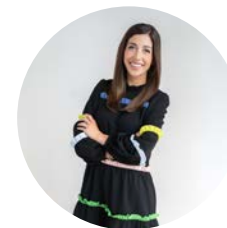




FOR LEASE

OFFICE/WAREHOUSE SPACE IN PRIME GREENVILLE, SC LOCATION



Lindsey Twining

864.380.4917

ltwining@reedypg.com

Property Overview

105 Lydia St | Greenville, SC

Property Highlights

- Building Size: ±2,250 sqft
- Parcel Size: ±0.3 Acres
- Fenced laydown yard
- ±12' x 7' Roll-Up Door
- Fully conditioned
- Located between Mauldin Road, Augusta Road, and S Pleasantburg
- Within walking distance of the newly announced Augusta Gateway Village Retail Development
- ± 11 minutes/miles from Downtown Greenville
- ± 2 minutes/miles to I-85

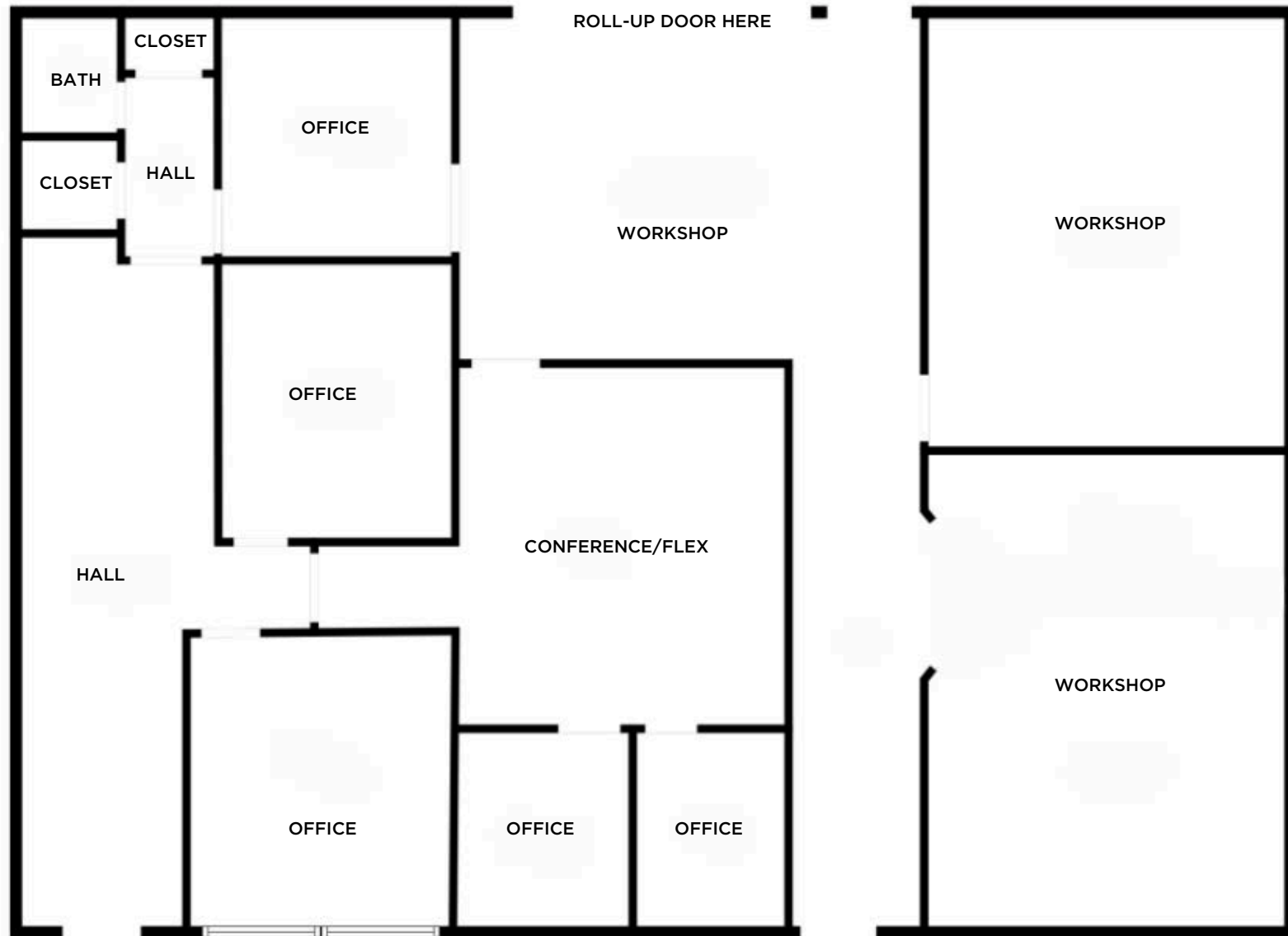
Offering Summary

Lease Rate:	\$12/SF
Lease Type:	NNN
Lease Term:	Three (3) Years



Floor Plan

±2,250 Square Feet



Parcel Overview

105 Lydia St | Greenville, SC



Local Amenities

105 Lydia St | Greenville, SC



Augusta Gateway

Greenville, SC

REEDY

AUGUSTA GATEWAY

“Augusta Gateway is a new, village-style retail center, geared toward serving the daily needs of its many surrounding neighborhood residents. Conveniently located at the south end of Augusta Road in Greenville, SC, this walkable, park-once destination is comprised of six stand-alone buildings, and will feature a mix of food, personal and professional service businesses. The anchor space is ±23,000 SF and is the perfect location for a boutique grocery, hardware, and/or entertainment use.

Buildings will be built and delivered in ‘warm shell’ condition, with the developer offering a TI Allowance for tenant-specific upfits. Spaces are subdividable—contact broker for details.

Augusta Gateway is part of a City of Greenville-supported development wave that is driving smaller, neighborhood-focused retail, medical and housing further toward I-85 on Augusta Road in order to serve the growing population.”

-Pintail, 2024



Market Overview

Greenville, SC

Photography by VisitGreenvilleSC.com

REEDY

Greenville Named One of the Top 10 Housing Markets expected to outperform other metro areas in 2023

NAR 

South Carolina is the Fastest Growing State in the Nation

U.S. Census Bureau 

Greenville Was Named One of the Best Places to Live in the U.S.

U.S. News & World Report 

Greenville Voted One of the Best Small City for Business and Careers

Forbes 

Top 10 Fastest Growing Cities in the U.S.

CNN Money 

America's 3rd Best Downtown

Livability 

Market Data

Chamber of Commerce | Greenville, SC

IREEDY



±28

Net new Greenville County residents every day



±49.5

Percent of 25+ year olds with an associate degree or higher



±525k

Total population growth since 2020



±225k

Total Housing in 2020



±14,645

Number of employers with employees in 2021



±58.7k

Average Annual Earnings (Private Sector)



±10.3k

New business formations in 2022 (top 3.3% of all US Counties)



±38.5

Median Age



±63.7%

of in-migration to Greenville County is from outside of South Carolina

Local Demographics

105 Lydia St | Greenville, SC

POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	482	1,807	5,919
Average Age	41	40	40
Average Age (Male)	39	38	38
Average Age (Female)	43	42	41

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	238	831	2,544
# of Persons per HH	2	2.2	2.3
Average HH Income	\$129,783	\$118,588	\$119,603
Average House Value	\$586,768	\$503,444	\$489,617

Demographics data derived from AlphaMap

