



## 2ND GENERATION RESTAURANT SPACE

AVISON  
YOUNG



# HIGHLIGHTS

## 2nd generation restaurant with outdoor patio

- Fully equipped kitchen and bar, with existing hood unit and grease trap
- Inviting outdoor patio/deck for exclusive use, plus shared greenspace that can be activated for special events
- Additional covered terrace overlooking Swamp Rabbit Trail Orange Line
- Spacious open layout with high ceilings, exposed brick, antique wood beams, and roll-up doors
- Convenient location, just 1.3 miles to downtown
- Proximity to over 700 residential units, including Water Tower Apartments, Riverside Apartments, The Lofts of Greenville, and newly approved townhomes



| SF        | Rate    | Term | Availability |
|-----------|---------|------|--------------|
| ±4,700 sf | \$22/sf | NNN  | Immediately  |



# SWAMP RABBIT TRAIL

BY THE NUMBERS



**85%**  
increase in sales for  
nearby businesses



**700k**  
trailer users  
in 2022



**47.5%**  
increase in lease  
rates in 5 years



**9.7%**  
of users  
are commuters





# THE AREA

5 MILE RADIUS



**158,978**  
Population



**38**  
Median age



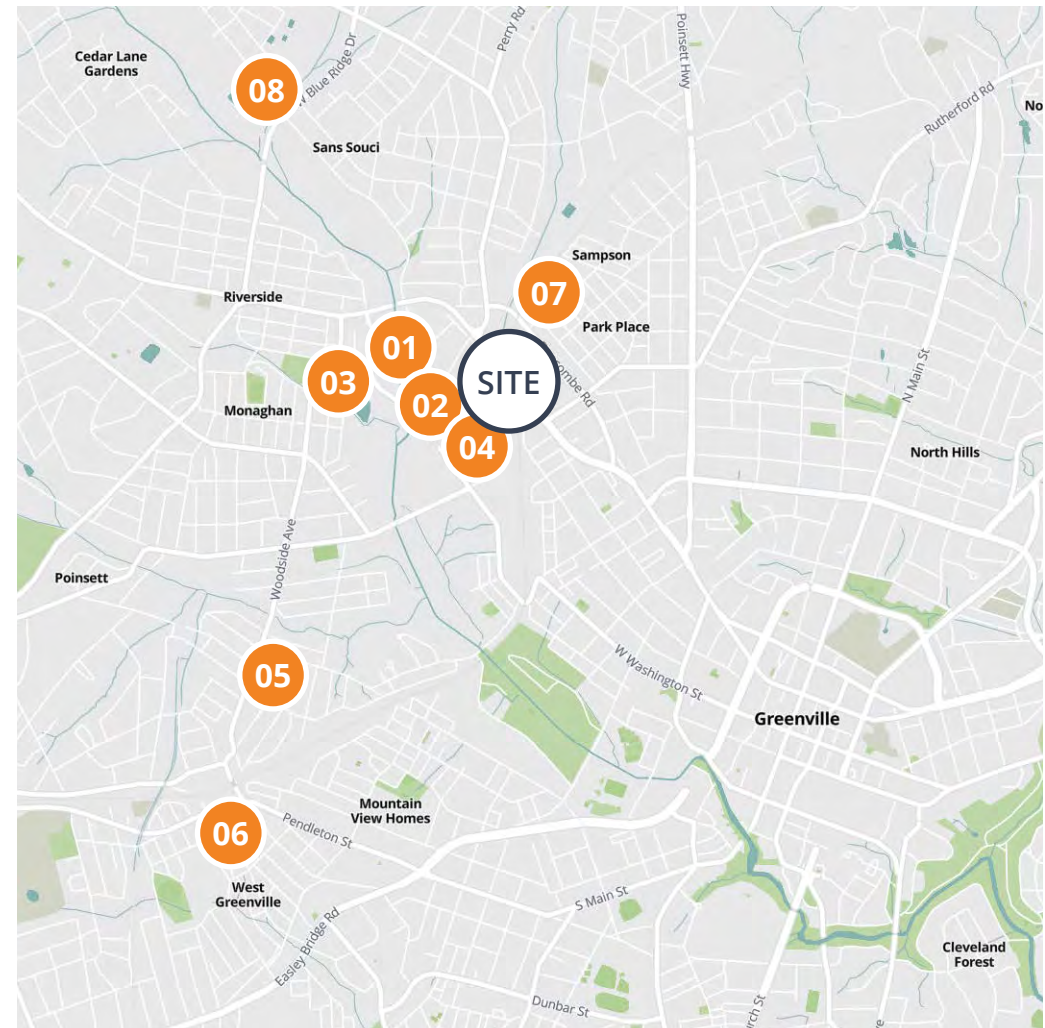
**\$92,061**  
Average household income

## Residential growth in the area is exploding

Located 1.3 miles from downtown on the Swamp Rabbit Trail Orange Line in a Qualified Opportunity Zone.

Since 2019, multiple new multi-family developments have been constructed and there are over 700 high-end residences within 1/2-mile radius.

- |           |  |
|-----------|--|
| <b>01</b> | Riverside Apartments; 200 units              |
| <b>02</b> | Water Tower Apartments; 233 units            |
| <b>03</b> | The Lofts of Greenville; 159 units           |
| <b>04</b> | Hampton Station Townhomes; 105 units         |
| <b>05</b> | Woodside Mill; 307 units                     |
| <b>06</b> | Brandon Mill; 186 units                      |
| <b>07</b> | (Planned) The Village at Poe Mill; 482 units |
| <b>08</b> | (Planned) On the Trail; 240 acre, mixed-use  |



# HAMPTON -STATION- JOIN THE COMMUNITY



BAY 2



BAY 3



BAY 4A



BAY 4B



BAY 5



BAY 7



BAY 8-10A



BAY 11A



BAY 11B



BAY 11C



BAY 2A



BAY 12B



## ADDITIONAL PHOTOS





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