



2ND GENERATION RESTAURANT SPACE



AVISON  
YOUNG

# HIGHLIGHTS

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## 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

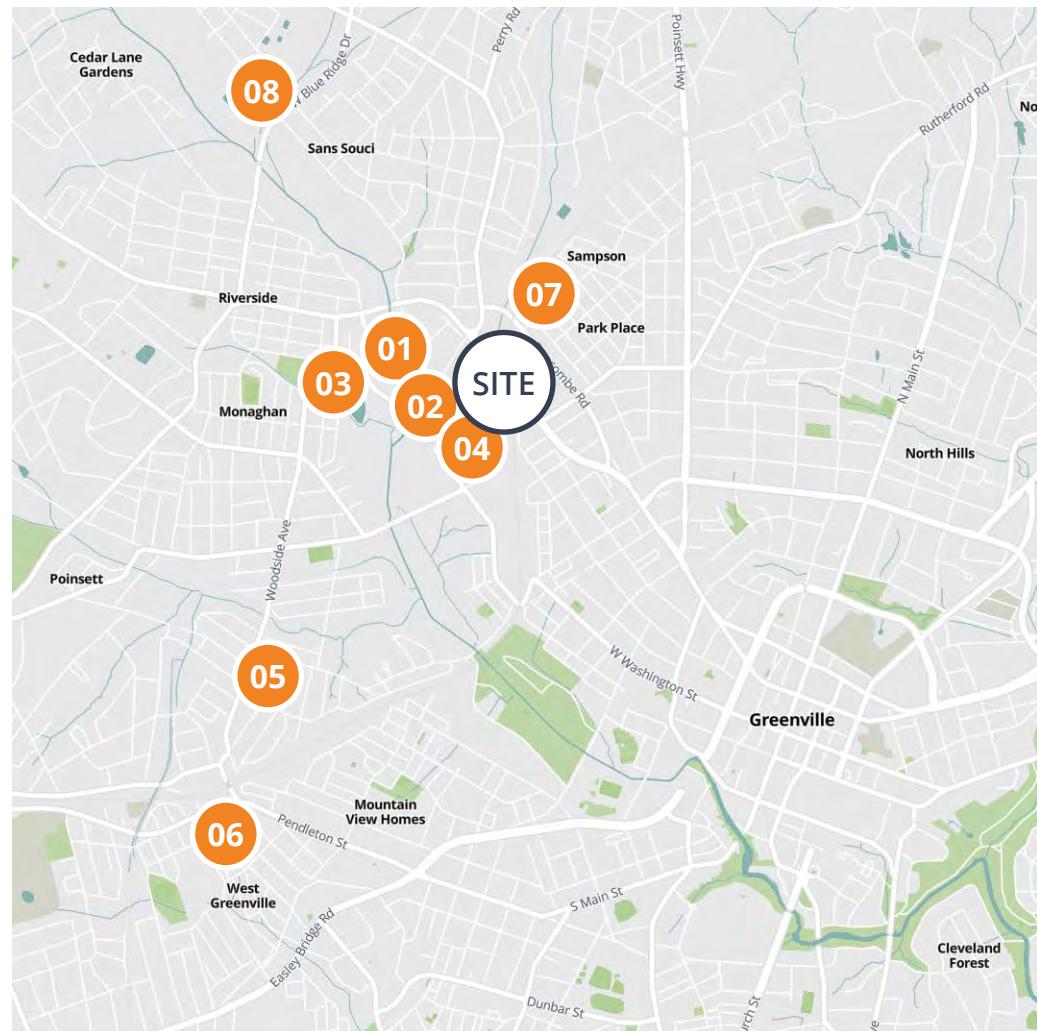
 **\$92,061**  
Average household income

## 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.

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





# HAMPTON -STATION- JOIN THE COMMUNITY

ARTUP  
STUDIOS

BAY 2



BAY 3

LEVER  
GEAR

BAY 4A

TAILORED TAYLORS  
DUE SOUTH  
Routiers  
SOUTH CAROLINA

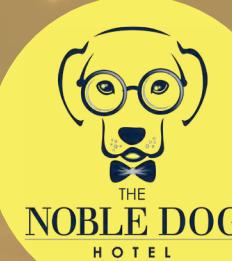
BAY 4B

CRAFT AXE  
THROWING

BAY 5

HOLLOWED  
EARTH  
POTTERY

BAY 7



BAY 8-10A

PEDEGO  
ELECTRIC BIKES

ONWARD  
GREENVILLE

ESCAPE  
ARTIST  
GREENVILLE

KEIPI  
An Old World Feast



BAY 11A

BAY 11B

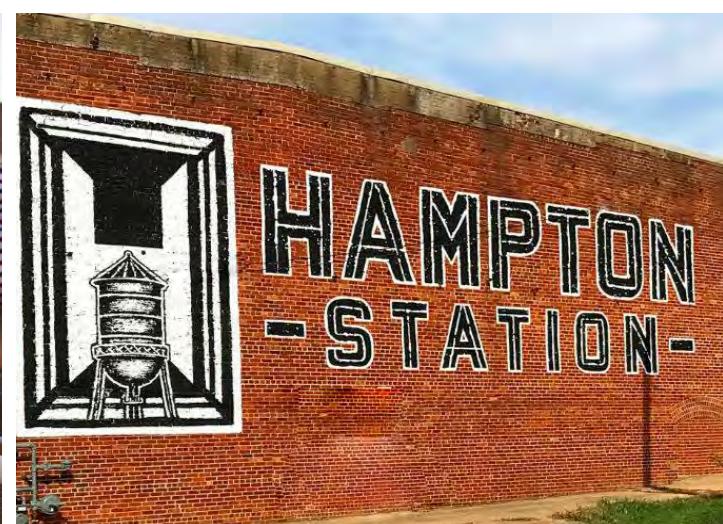
BAY 11C

BAY 2A

BAY 12B

## ADDITIONAL PHOTOS





**For more information:**

**James McKay**  
Vice President  
+1 864 747 5627  
[james.mckay@avisonyoung.com](mailto:james.mckay@avisonyoung.com)

**Macy Scoggins**  
Associate  
+1 864 804 7424  
[macy.scoggins@avisonyoung.com](mailto:macy.scoggins@avisonyoung.com)

**Rakan Draz**  
Vice President  
+1 864 905 7635  
[rakan.draz@avisonyoung.com](mailto:rakan.draz@avisonyoung.com)