

Rare Historic West End Investment Opportunity

714 South Main Street
Greenville, SC 29601

Offered at \$2,795,000



EXECUTIVE SUMMARY

An exceptional opportunity to acquire ±4,300 SF of irreplaceable mixed-use real estate in the most desirable corridor of Downtown Greenville.

Positioned along premier South Main Street, this two-story asset combines architectural character, zoning flexibility, income potential, and vertical expansion rights — making it ideal for an owner-user, investor or long-term redevelopment strategy.

Opportunities to purchase in this submarket are extremely limited.

PROPERTY OVERVIEW

Total Size: ±4,300 SF

Configuration: Two Full Stories

Footprint: Approx. 22' x 100'

Zoning: MXS-D (Mixed Use – Downtown)

Expansion Potential: Ability to add two additional stories (per city code)

CONTACT INFORMATION

for

Qualified Buyers

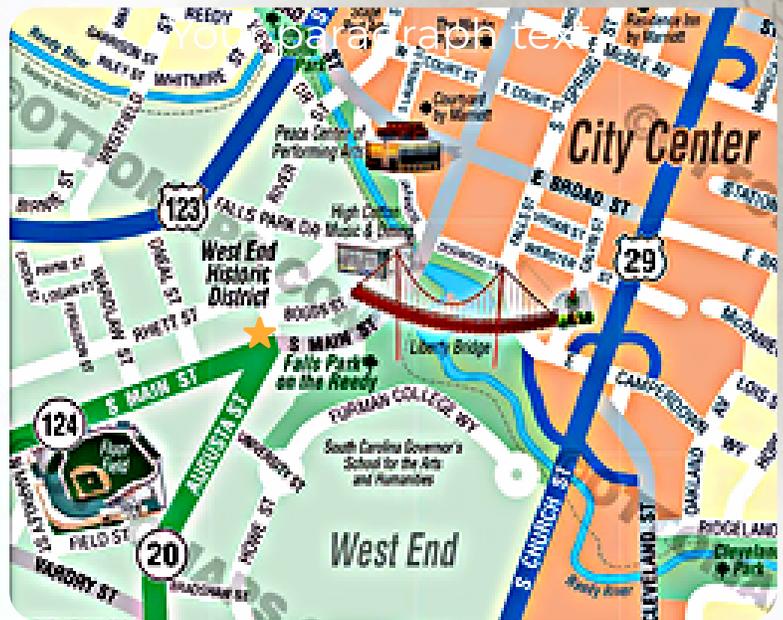
Stacy Coulter

864-326-5658

PRIME LOCATION

Located in Greenville's Historic West End district:

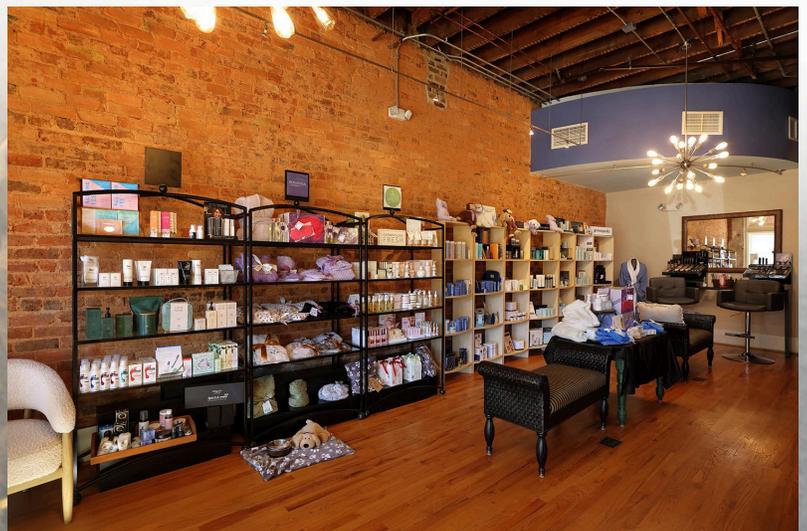
- Steps from Fluor Field
- Walkable to Falls Park on the Reedy
 - Adjacent to the transformational County Square redevelopment
- Surrounded by high-performing restaurants, retail, art and entertainment & most sought out residential



★ = 714 South Main Street

ARCHITECTURAL HIGHLIGHTS

- 14' ceilings on first floor
- 9' ceilings on second floor
- Exposed wood joists (front sections both levels)
 - Full exposed brick wall (front third)
- Dedicated Main Street entrance to second floor
- Existing interior spiral staircase (can be enclosed)
 - Rear alley access with exit



STRATEGIC ADVANTAGES

Owner-User Flexibility

Operate a flagship retail, restaurant, spa, or professional business on the first floor while utilizing or leasing the second floor as office or residential space.

Income-Producing Mixed-Use

Retail / restaurant below
Residential loft or executive office above
Separate entrance allows clean division of uses.

Value-Add Development

Vertical expansion potential of two additional stories provides long-term appreciation and increased revenue capacity.

Proven Commercial Viability

Operated successfully as an award-winning day spa, salon, and med spa for the last 25 years.



~Potential Concepts~



Retail Boutique & Residential Loft



Specialty Store & Office Suites



Coffee Shop & Residential Loft



Home Décor Shop & Modern Office

Multiple mixed-use possibilities for this 21' x 100' building with retail downstairs
714 SOUTH MAIN STREET | GREENVILLE, SC

~The possibilities are endless~



Restaurant & Bar
(First Floor)



Modern Office Space
(Second Floor)



Luxury Residential Loft
(Second Floor)

COMPETITIVE POSITIONING

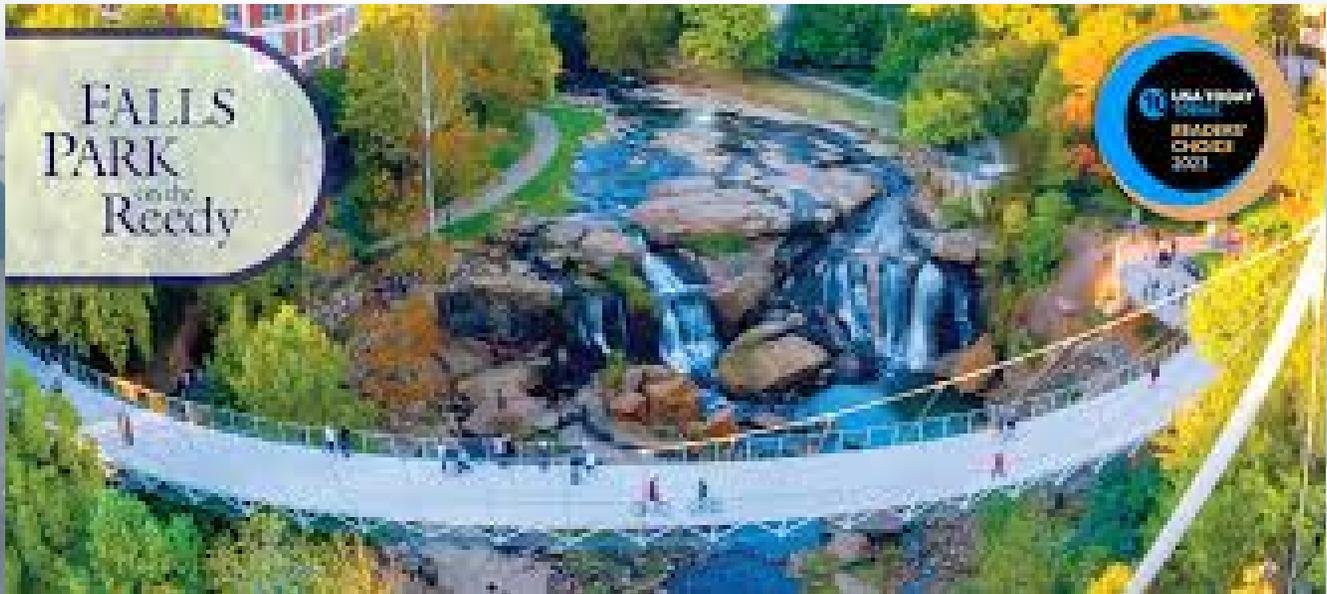
Current Downtown Greenville “FOR SALE” comparables:

100 N Main — \$2,850,000 | ±2,000 SF | MX-D

205 N Main — \$2,590,000 | ±4,008 SF | MXS-D

205 N Laurens — \$1,325,000 | ±2,000 SF | MX-D

At \$2,795,000 for ±4,300 SF in the Historic West End, 714 S Main presents compelling value relative to size, best zoning, and expansion capacity.



South Main Street remains Greenville's most supply-constrained and highest-demand commercial corridor.

