



106 West Washington Street

±5,700 SF RETAIL/OFFICE SPACE AVAILABLE

Prime Downtown Greenville Location at Richardson & Washington

One block off Main Street beneath the Aloft Hotel at ONE City Plaza

Edward Wilson, CCIM, SIOR, MCR
ewilson@trinity-partners.com
803-528-3574

Rakan Draz
rdraz@trinity-partners.com
864-905-7635

Grayson Burgess, CCIM, SIOR
gburgess@trinity-partners.com
864-770-3288



PROPERTY DETAILS

ADDRESS	SIZE	LEASE TYPE	CONDITION	ZONING
106 W Washington St Greenville, SC 29601	±5,700 SF (subdividable)	NNN	Shell Condition	MXS-D

Ideal for retail, dining, office, medical, specialty, fitness, and experiential concepts

Signalized intersection with
100+ feet of frontage along
Washington & Richardson Streets

Abundant storefront
glass for natural light
and exposure

Tall window line and
soaring 18' ceilings

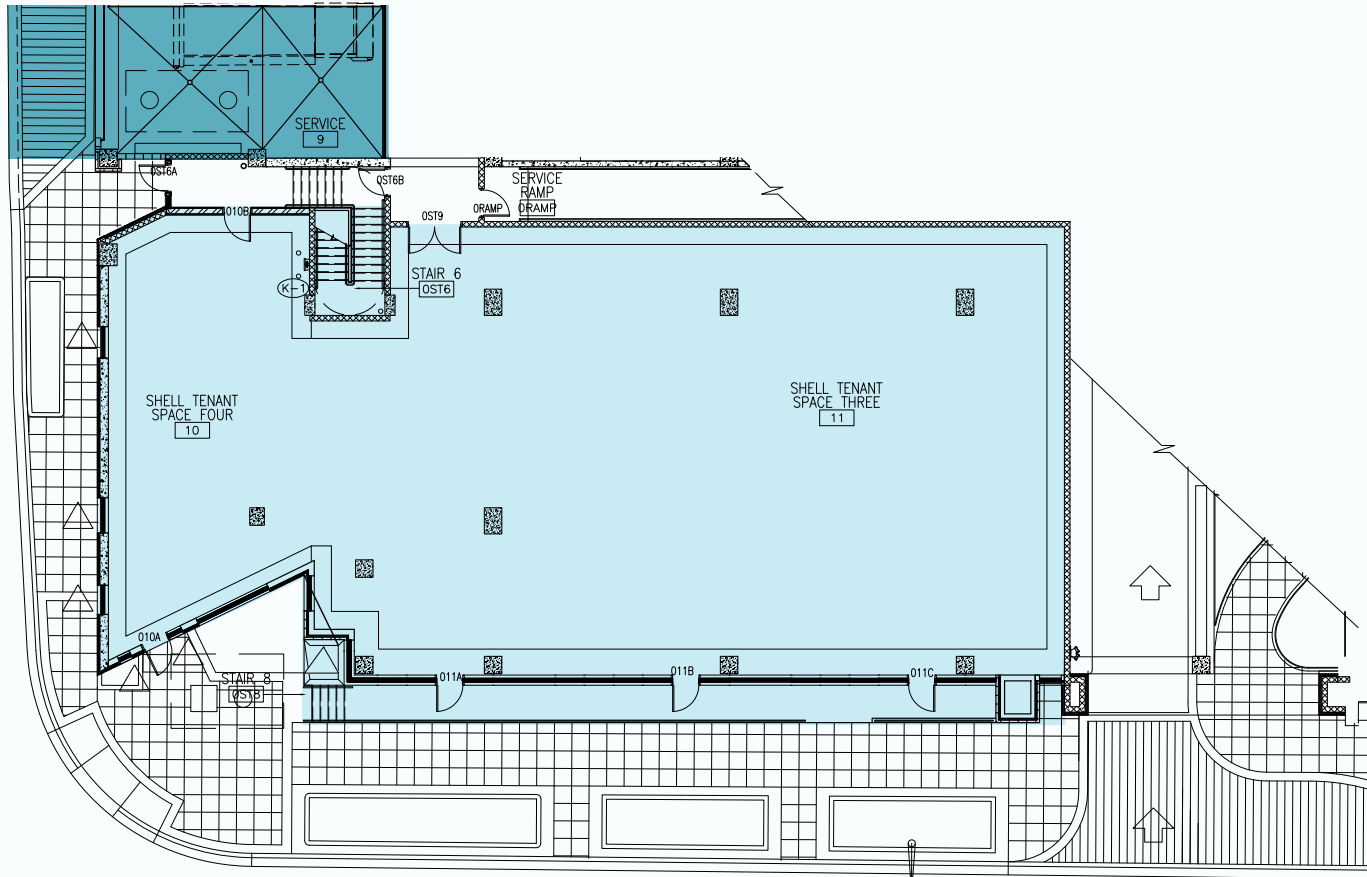
Attached parking garage
with plentiful surrounding
parking options

Activate with
outdoor seating

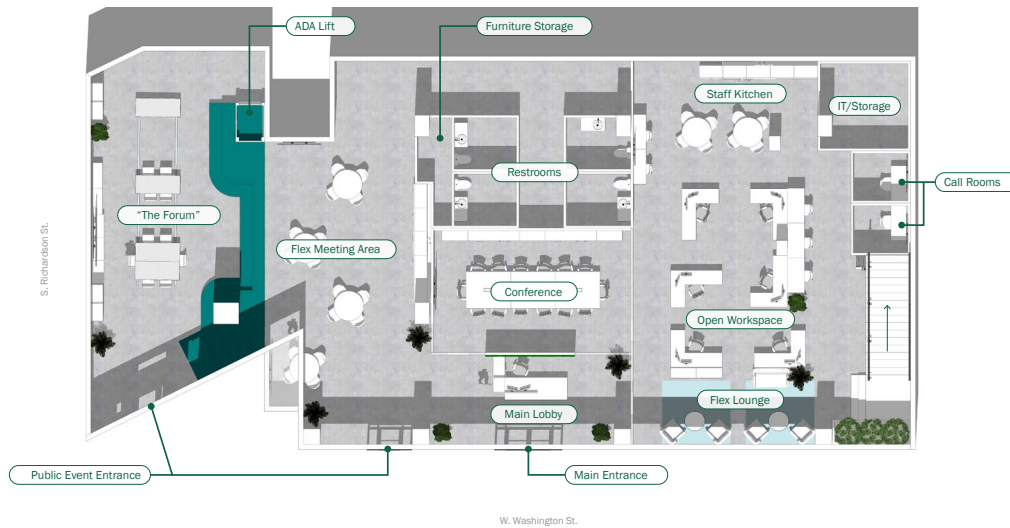
Multiple prominent
signage opportunities

Excellent visibility along
West Washington Street

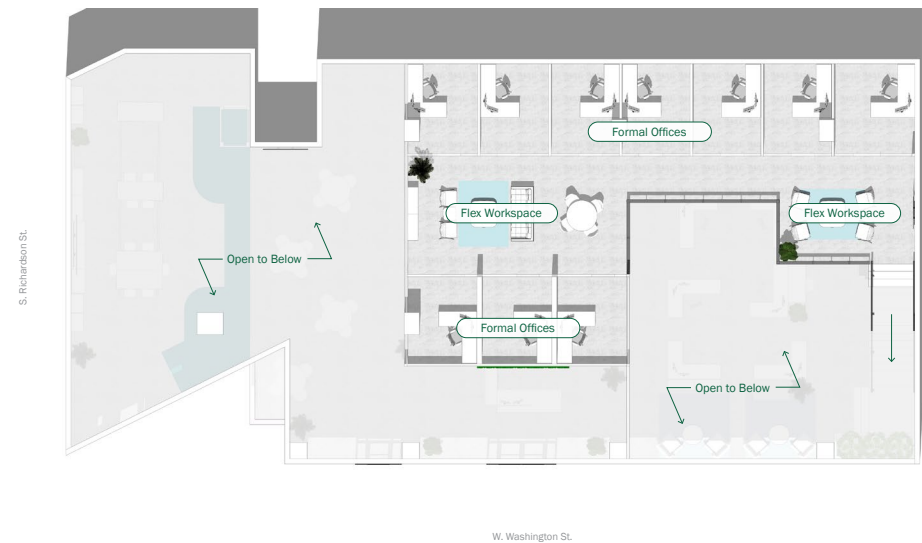
FLOOR PLAN

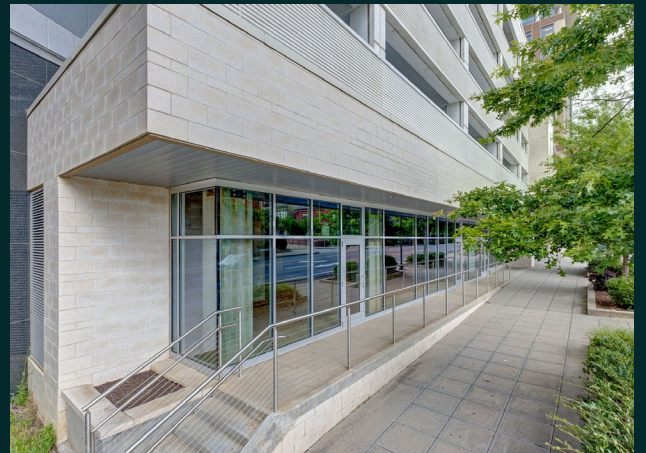
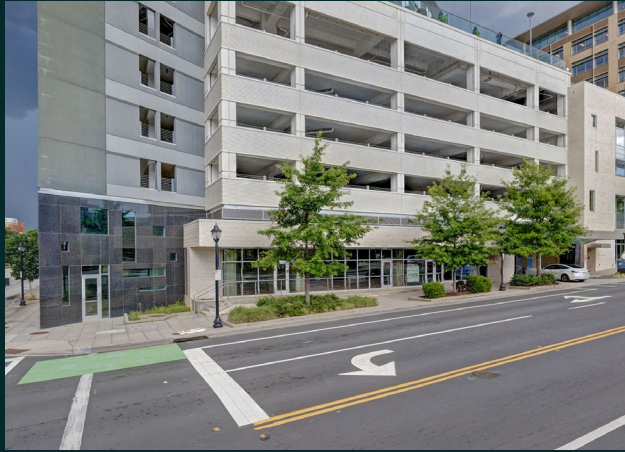


CONCEPT TEST FIT



MEZZANINE





IDEALLY LOCATED IN THE HEART OF DOWNTOWN GREENVILLE



BUILT-IN DEMAND DRIVERS

Energized by ONE City Plaza's 400,000+ SF of retail, dining, office, and higher education space (daytime population: 220,016 within 5 miles)

IN GOOD COMPANY

Surrounded by premier businesses and amenities, with a walk score of 96

EXCEPTIONAL ACCESSIBILITY

Adjacent to three major parking garages for shopper and visitor convenience



DOWNTOWN GREENVILLE

Downtown Greenville features a vibrant Main Street, housing a dynamic mix of over 120 independent business, retail, and restaurant offerings in a 10-block radius from the historic West End to NOMA Square. Modern office towers share the streetscape with historic, repurposed buildings housing innovative startups and established firms. Nationally recognized retailers set the stage for a diverse selection of independent boutiques, creating a vibrant shopping experience.

The culinary scene thrives with award-winning upscale restaurants, international bistros, and lively gastropubs, catering to a discerning clientele and fostering a culture that energizes the district well into the evening. This carefully curated blend caters to a growing workforce and a strong tourist base, ensuring a steady stream of customers for any business seeking a prime downtown location.

Falls Park on the Reedy, a 32-acre green space, serves as a focal point, seamlessly blending modern and historic elements. The park contains a section of the extensive Prisma Health Swamp Rabbit Trail System, earning praise as a Bicycle Friendly Community. With 2.5M annual visitors, Greenville has garnered recognition for its livability and pedestrian-friendly environment, becoming a model for urban planning nationwide.

DEMOGRAPHICS	1 MILE RADIUS	3 MILE RADIUS	5 MILE RADIUS
POPULATION	10,624	82,212	173,830
HOUSEHOLDS	4,836	36,534	75,013
AVG. HH INCOME	\$122,168	\$109,589	\$106,450
MED. HH INCOME	\$78,431	\$63,406	\$62,949
% OF HOMES VALUED \$300,000+	66.80%	54.30%	44.50%

TOP 10 BEST DOWNTOWNS IN THE COUNTRY (LIVABILITY)

115 RETAILERS IN DOWNTOWN

MORE THAN 110 INDEPENDENT RESTAURANTS

total population:

1.6M

in Upstate SC

people moving to Greenville

79

per day

home to

575+

international companies

total labor force:

725K

in Upstate SC

unemployment rate:

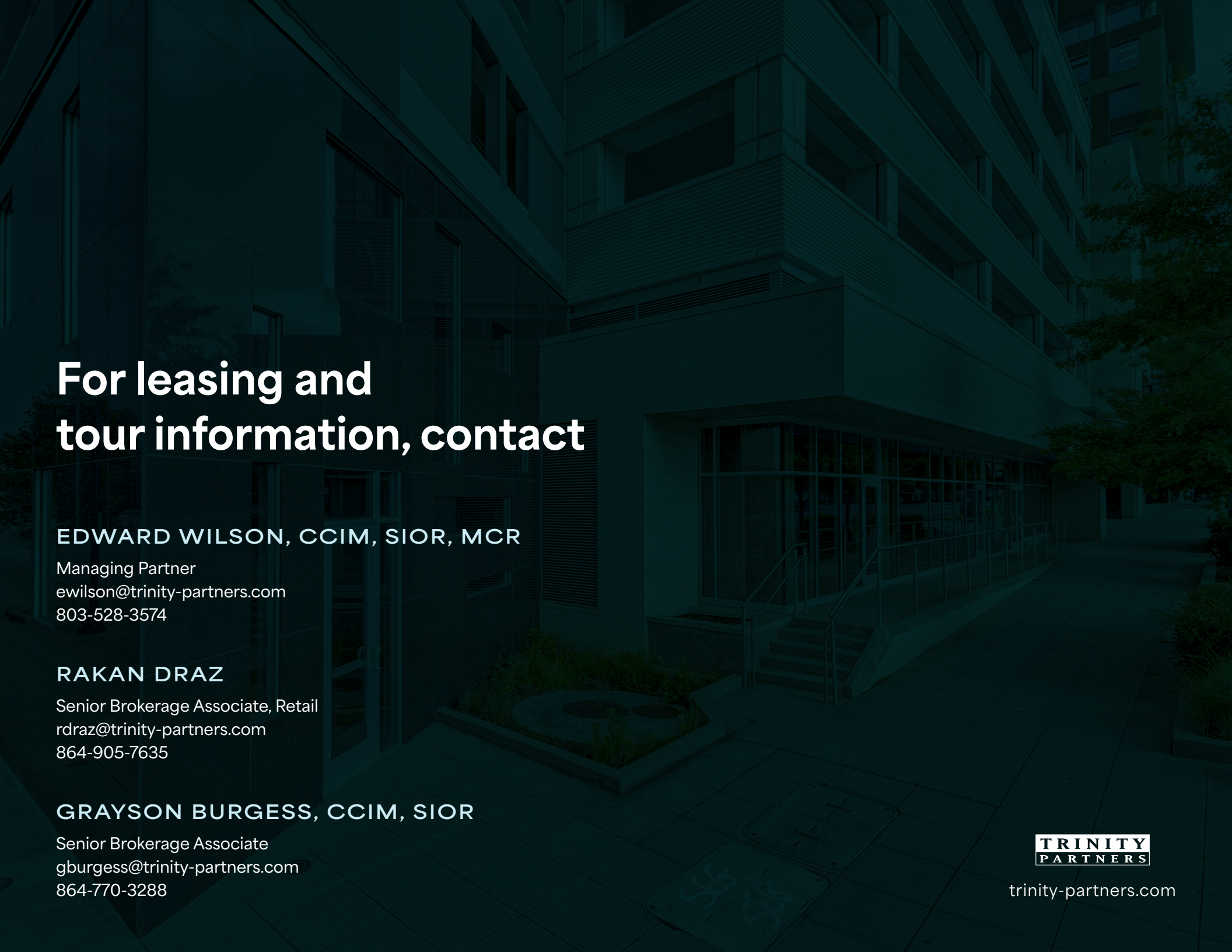
2.9

percent

within a day's drive

100M

people



For leasing and tour information, contact

EDWARD WILSON, CCIM, SIOR, MCR

Managing Partner
ewilson@trinity-partners.com
803-528-3574

RAKAN DRAZ

Senior Brokerage Associate, Retail
rdraz@trinity-partners.com
864-905-7635

GRAYSON BURGESS, CCIM, SIOR

Senior Brokerage Associate
gburgess@trinity-partners.com
864-770-3288



trinity-partners.com