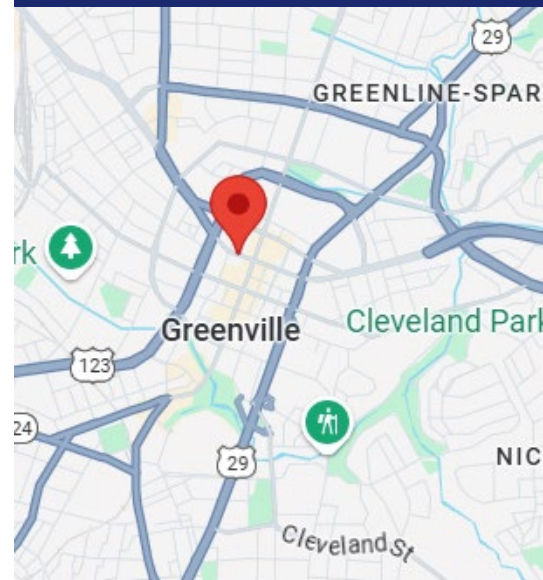




## N. MAIN STREET DOWNTOWN GREENVILLE

## FOR LEASE: CONTACT BROKER

- Second generation restaurant space with hood system, kitchen equipment etc.
- Amazing downtown location across the street from The Hyatt
- Street level storefront entrance and street level staircase access that leads to the 2<sup>nd</sup> floor
- Over ±70 retail and restaurants within 1 mile
- Features exposed brick, high ceilings, large windows and an elevator
- Basement, ground floor with large open space and kitchen, mezzanine level with restrooms and bar, and a second floor with large open space
- Multiple restrooms and bars throughout and multiple access points to Main Street and the alley behind
- Up to \$250,000 available with facade improvement grant for exterior renovations from the City of Greenville.
- Possibility to reinforce the structure and create a roof top component
- Zoned: MXS-D (City of Greenville)





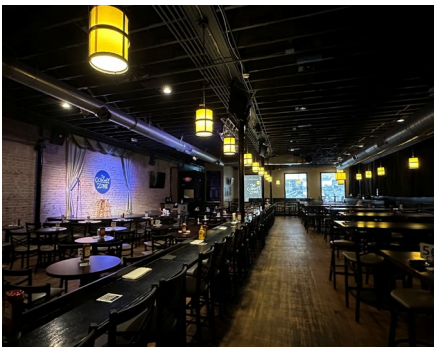
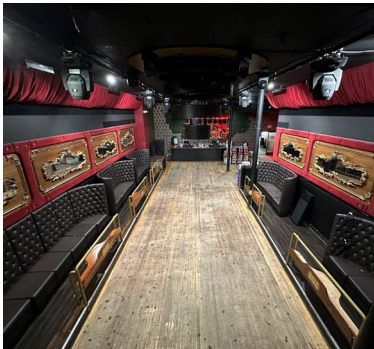
BUILDING

Entire ±13,000 SF building is available for lease located on Main Street in Downtown Greenville. The building is also **able to be subdivided** – inquire for details.

The layout features a large basement, street level, mezzanine, second floor with multiple staircases, entry/exits.



SPACE	SIZE
ENTIRE BUILDING	±13,000 SF
BASEMENT	± 4,000 SF
1 <sup>ST</sup> FLOOR	± 4,000 SF
Mezzanine	± 800 – 1,000 SF
2 <sup>ND</sup> FLOOR	± 4,000 SF



FEATURES

- Opportunity for a balcony or rooftop
- Opportunity for new storefront, exterior improvements, etc.
- Elevator
- Kitchen, hood system
- Walk in cooler, freezer
- High ceilings throughout
- Ample restrooms in multiple locations
- Exposed brick
- Wood floors
- Multiple bar and lounge areas throughout
- Previous CO +560 number of persons for whole building



FIRST FLOOR

Street level space located on Main Street in Downtown Greenville across The Hyatt.

Upon entering, the front space was set up as an Irish themed bar.

As you pass through the second set of doors you enter the previous nightclub tenant which features multiple bar areas, a large open space, kitchen, multiple restrooms, etc. shown to the right.



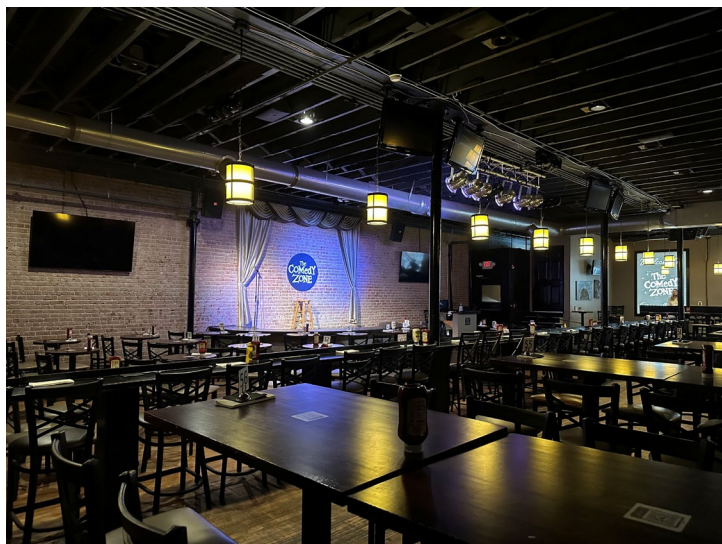


## SECOND FLOOR

The Second Floor features a large open space with amazing windows overlooking Main Street. Wooden floors throughout and exposed brick on the walls.

A separate street level entrance leads to a staircase to the Second Floor.

There is also a bar area and a mezzanine level with another bar and restrooms.





RENDERINGS

The design of the exterior upfit is to be determined and options shown are for illustrative purposes only.

Up to \$250,000 available with facade improvement grant for exterior renovations from the City of Greenville.

Possibility to reinforce the structure and create a roof top component as well.





LOCATION



DEMOGRAPHICS

Population	1 mile	5 miles	10 miles
2020 Population	10,427	163,279	391,631
2024 Population	13,211	179,121	416,659
2029 Population Projection	14,959	198,745	458,535
Annual Growth 2020-2024	6.7%	2.4%	1.6%
Annual Growth 2024-2029	2.6%	2.2%	2.0%

Households	1 mile	5 miles	10 miles
2024 Households	6,790	76,567	169,869
2029 Household Projection	7,727	85,096	187,276
Annual Growth 2020-2024	5.0%	2.4%	1.9%
Annual Growth 2024-2029	2.8%	2.2%	2.0%