

# FOR LEASE

18 E. North Street Greenville, SC 29601

# OFFICE SPACE AVAILABLE DOWNTOWN GREENVILLE, SC

- 4th Floor Office Space
- Open Floor Plan
- Rate: \$22.00 NNN
- 1 Block from Main Street



*All information contained herein is from sources deemed reliable; however, no representation or warranty is made to the accuracy thereof.*

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## HIGHLIGHTS

- ±3,369 total square feet available
- Lease Rate: \$22.00/SF NNN
- Open floor plan - able to subdivide
- Exterior facade signage available
- Surface parking available
- Excellent location in the heart of downtown Greenville, just 1 block off Main Street
- Walking distance to many restaurants, retailers and hotels
- Tenant Improvement Allowance
- Over 2,000 business within a 1-mile radius



## DEMOGRAPHIC HIGHLIGHTS

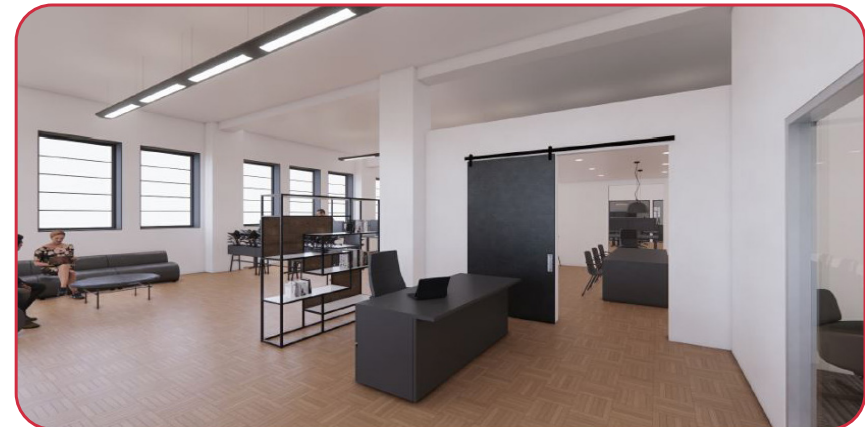
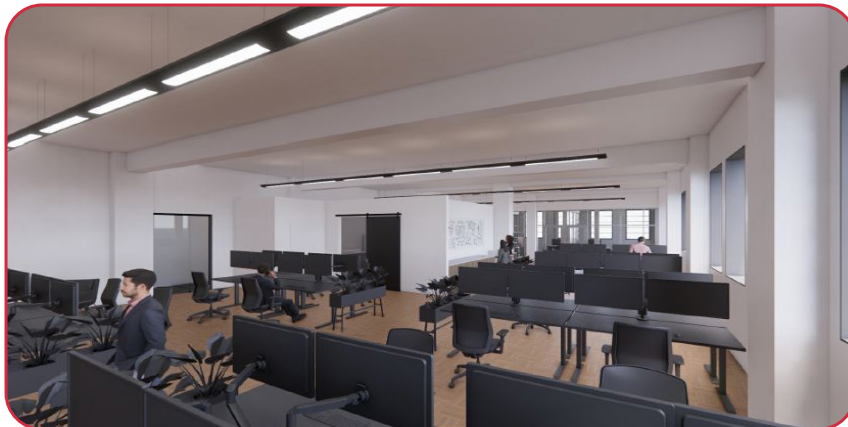
2024	1 MILE	3 MILE	5 MILE
POPULATION	12,217	86,709	173,286
TOTAL BUSINESSES	2,311	5,911	9,408
TOTAL EMPLOYEES	30,569	73,058	120,384
AVG HH INCOME	\$142,929	\$115,961	\$111,244

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## RENDERINGS - POSSIBLE LAYOUT OPTIONS



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## SCHEMATIC FLOOR PLAN TWO TENANT OPTION

NOTE: EACH SQUARE FOOTAGE NUMBER SHOWN IS MEASURED FROM THE INTERIOR FACE OF EACH ROOM AND EXCLUDES ANY SPACED CONCEALED BY COLUMNS WRAPS.



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## #4 Best Places to Live in the USA

(U.S. News & World Report) 2024

## Top 10 Best Small Cities in the US

(USA TODAY – August 2024)

## The South’s Best Cities on the Rise

(Southern Living) 2022

## #1 Best Places for Young Professionals in SC

(Niche.com) 2022

## 10 Most Beautiful and Affordable Places to Live in the U.S.

(Travel + Leisure – March 2023)

## 30 Most Charming Small-Town Downtowns

(HGTV) 2022

## #6 Best Small Cities in the U.S.

(Condé Nast Traveler) 2022

## The Best Places to Retire in the South

(Southern Living – September 2023)

## One of America’s Best Small Cities - Readers’ Choice Awards

(Condé Nast Traveler – October 2023)

## The Best New Restaurants in America 2023

(Esquire – November 2023)

## The 50 Best Places to Live in the U.S.

(Money – September 2022)

	1 Mile	3 Miles	5 Miles
<b>Population</b>			
<b>2020</b>	10,586	80,113	161,265
<b>2024</b>	12,217	86,709	173,286
<b>2029 Projected</b>	13,271	92,940	183,546
<b>Growth 2024-2029</b>	1.67%	1.40%	1.16%
<b>Median Age</b>	38.1%	35.9%	36.4%
<b>Bachelor’s Degree or Higher</b>	61%	41%	41%
<b>Households</b>			
<b>2020</b>	5,338	34,119	68,993
<b>2024</b>	6,318	37,495	75,253
<b>2029 Projected</b>	1,869	21,184	69,254
<b>Growth 2023-2028</b>	1.8%	0.8%	0.6%
<b>Income</b>			
<b>Avg Household Income</b>	\$142,929	\$115,961	\$111,244
<b>Total Consumer Spending</b>	\$58.2M	\$602.3M	\$2.1B

## LOCATION HIGHLIGHTS

- Located 100 miles from the capital city of Columbia, SC and only 200 miles from the Port of Charleston SC.
- Centrally located along the I-85 corridor directly between two of the largest cities in the Southeast - Atlanta, Georgia and Charlotte, North Carolina.
- Upstate South Carolina’s central location within the booming Southeastern United States provides access to major markets, raw materials and growing industries.
- Four interstate highways (I-26, I-85, I-385, and I-585) offer easy access to the North, South, Midwest, and all major markets on the Eastern Seaboard.
- I-85 spans the region, connecting Atlanta and Charlotte, and I-26 provides a direct route to Charleston.

## HIGHER EDUCATION

There are **23 colleges and universities in the Upstate region of South Carolina**. Greenville is home to Furman University, one of the nation’s premier liberal arts schools. Clemson University, a public four-year institution with a total enrollment of more than 26,000 students is also in the Upstate area. Clemson is home to the NCAA Division I Tigers and is a member of the Atlantic Coast Conference.



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