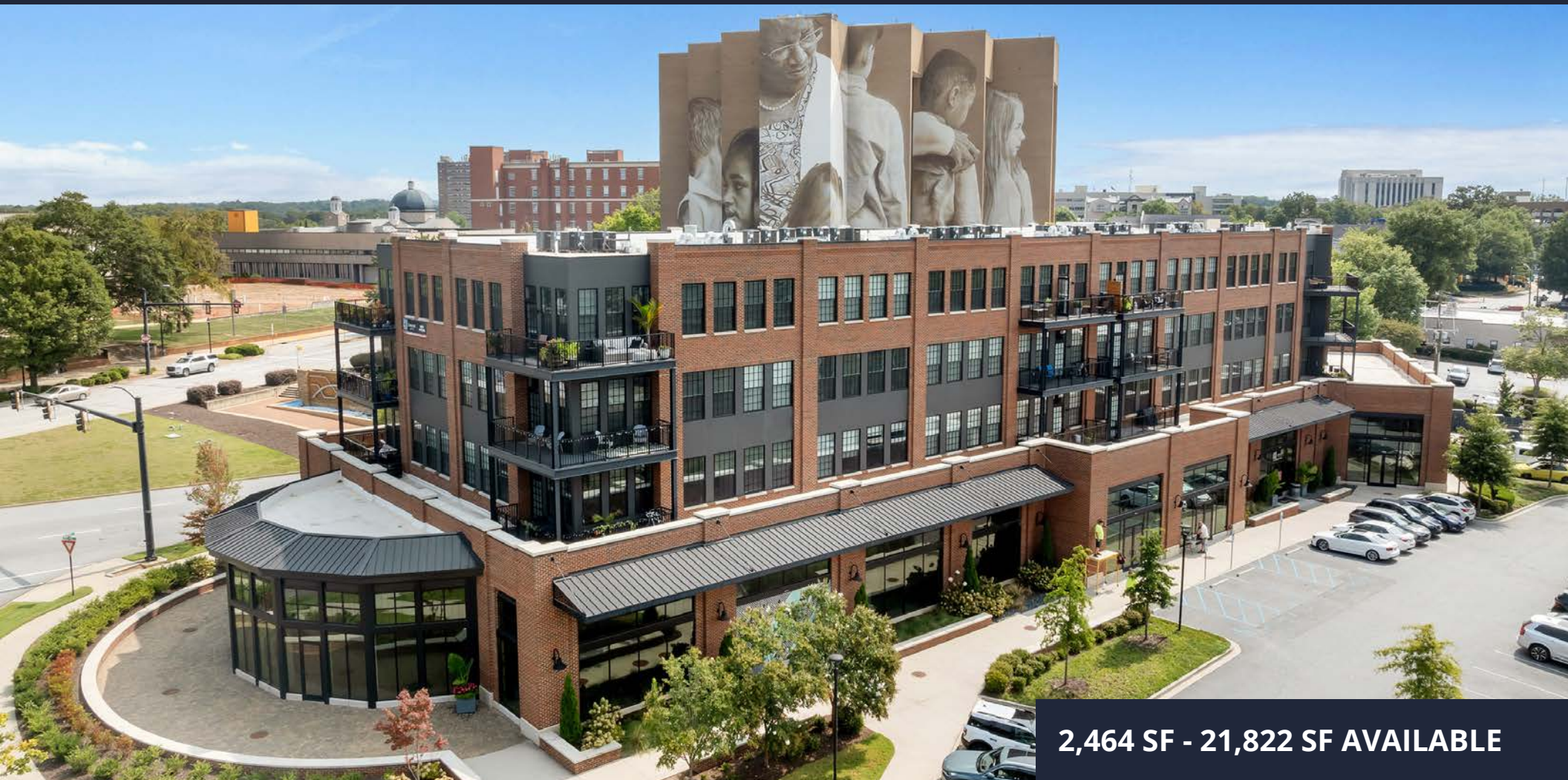


Retail Spaces for Lease

455 BUNCOMBE STREET | GREENVILLE, SOUTH CAROLINA



CANVAS
LOFTS



2,464 SF - 21,822 SF AVAILABLE

For further information

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**AVISON
YOUNG**

Executive summary

Greenville's Avison Young Retail Division is pleased to present **Canvas Lofts**, an excellent retail opportunity just two blocks from Greenville's Main Street and along two of the city's most important thoroughfares. Secure the ultimate space for your next venture at Canvas Lofts, featuring 20-foot ceilings, expansive storefront glass, and distinctive architectural elements that make this building ideal for a variety of uses. Take advantage of this unique opportunity to establish your business in one of the most sought-after locations in the area, just minutes from downtown Greenville.

PROPERTY INFORMATION

Address	455 Buncombe Street, Greenville, SC
SF Available	2,464 SF - 21,822 SF
Lot size	1.85 AC
Lease rate	\$26/SF NNN
Pass throughs	\$6.18/SF
Year built	2020
Zoning	PD
Municipality	Greenville
On-site parking	91 spaces





HIGHLIGHTS

- **First generation** retail suites available for lease
- Iconic development located **at the gateway to Downtown Greenville**
- **Marquee end cap** space with patio
- **Great visibility** with expansive window frontage
- Over **90 shared surface parking spaces** available for retail tenants
- Situated **between Greenville's CBD** and the **Hampton Pinckney Historic District**
- Supported by **great demographics** and a **built in customer base** with 48 luxury apartment units (92% occupied) and 31 occupied townhomes
- Located at a **signalized intersection** with multiple points of ingress/egress
- **Convenient access** to Downtown Greenville, I-385, I-85, Highway 123 and Highway 29



WALK SCORE®

87

Very walkable
Most errands can be accomplished on foot.



BIKE SCORE®

76

Very bikeable
Biking is convenient for most trips.



TRANSIT SCORE®

31

Some transit
A few nearby public transportation options.



20' ceilings, storefront glass & architectural details that position the building as an ideal location for restaurants, office users, and neighborhood-serving retailers.

Greenville's downtown has long been a favorite destination in the Upstate for shopping, dining, and entertainment. In recent years, it has earned a variety of accolades and awards from national publications.





The building situated in an excellent location, within walking distance of downtown and a diverse selection of shops and restaurants. Its prime setting offers easy access to the vibrant local scene, making it a convenient and attractive spot for both customers and businesses.



Aerial map

Hampton Pinckney
Historic District

Subject
property

Buncombe St AADT: 13,100

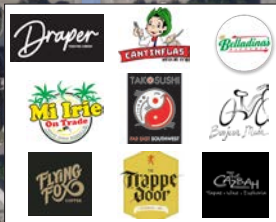
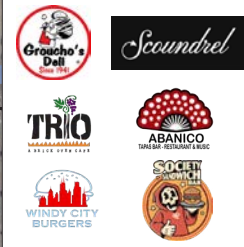
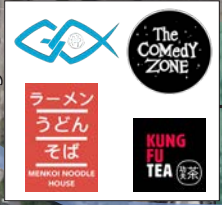
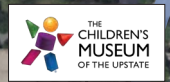
Academy St AADT: 30,600

Downtown

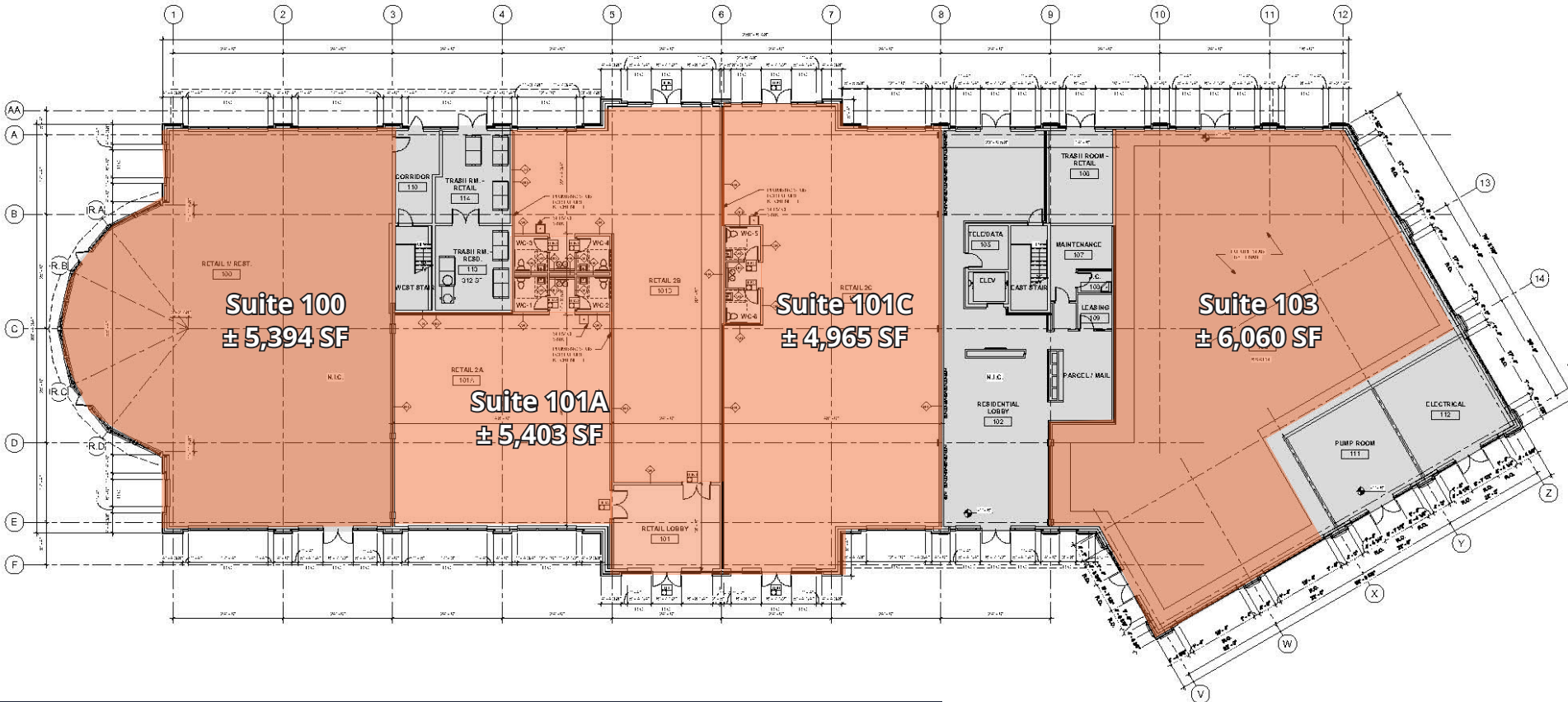
N Main St AADT: 5,400

Washington Ave AADT: 8,200

West End



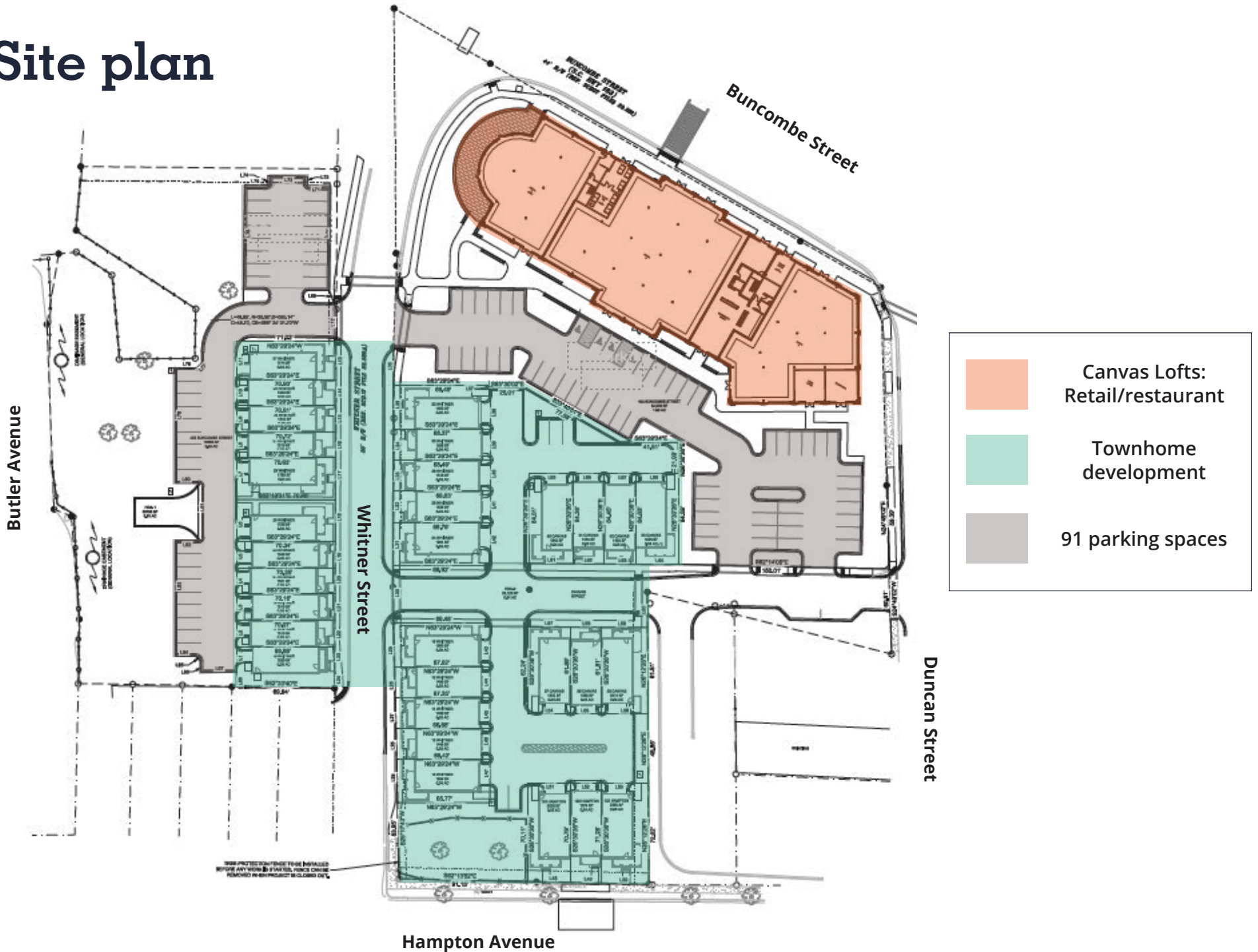
Floor plan



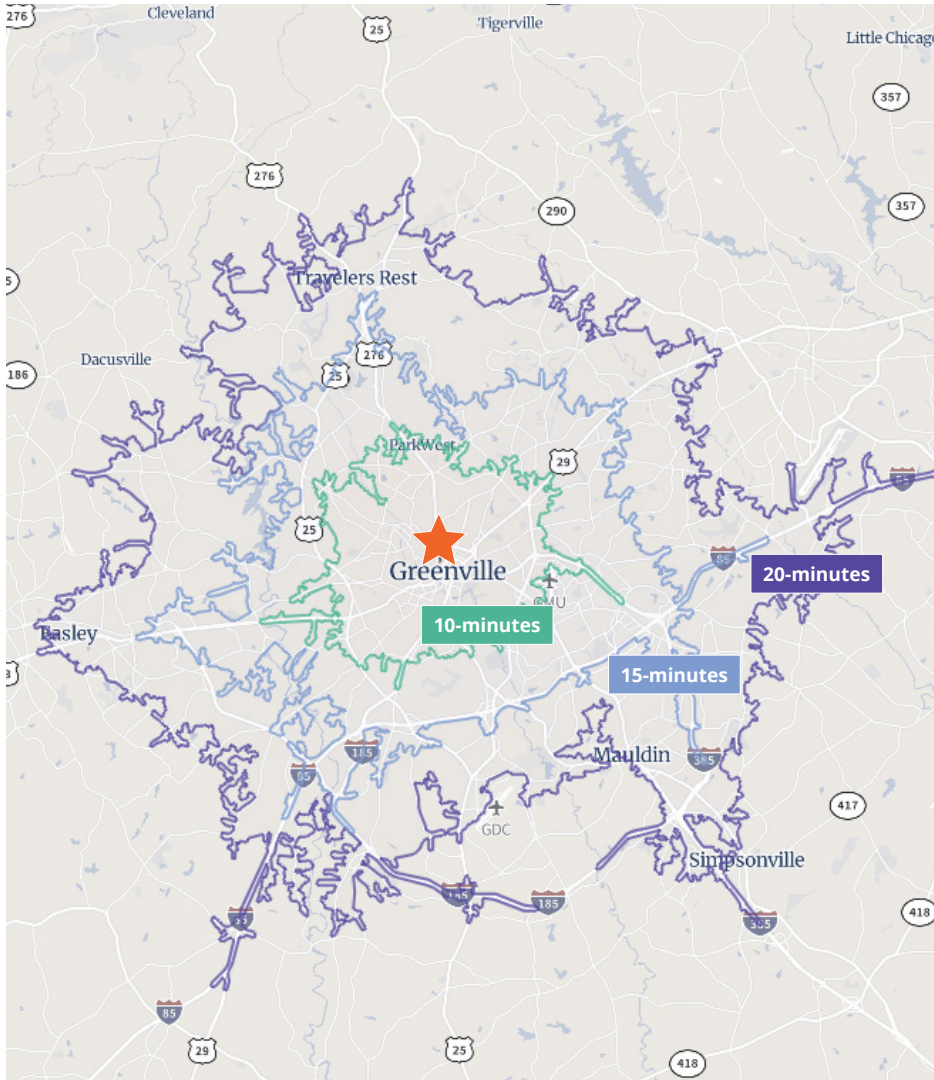
LEASE INFORMATION

Size	Rate	Type	Available
2,464 SF - 21,822 SF	\$26/SF/YR	NNN	Immediate
CAM, TAXES + INSURANCE: \$6.18/SF			

Site plan



Demographics | 10,15,20 minute drive time



339,661

POPULATION
twenty minute drive

147,733

HOUSEHOLDS
twenty minute drive

\$466,642

AVERAGE HH INCOME
twenty minute drive

\$73,588

AVERAGE DISPOSABLE INCOME
twenty minute drive

Population	10 Min	15 Min	20 Min
Total population	87,878	191,203	339,661
Median age	35.8	36.5	37.8
Households & Income	10 Min	15 Min	20 Min
Total households	37,647	81,589	147,733
Average HH income	\$108,265	\$112,599	\$113,945
Average house value	\$495,521	\$487,507	\$466,643
Average disposable income	\$68,682	\$71,683	\$73,588
Businesses	10 Min	15 Min	20 Min
Total businesses	6,056	11,768	17,746
Total employees	70,044	152,364	230,105

About | Greenville, South Carolina

#4

Best Places to Live in the U.S.
in 2024 - 2025

U.S. NEWS & WORLD REPORT, MAY 2024



#3

Friendliest 15 Cities in
the South

SOUTHERN LIVING, 2024



#6

The South's Best Cities
2024

SOUTHERN LIVING, APRIL 2024



The Coolest Small Cities in
the U.S.

THRILLIST TRAVEL, 2023



#4

Readers Choice: The Best
Small Cities in the U.S.

CONDE NAST TRAVLER, OCTOBER 2023

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YOUNG**