



**REEDY**  
COMMERCIAL

# 429 N Main St

Greenville, SC 29601

**Downtown Office Buildings | For Sale**

## Property Highlights

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Two office buildings with excellent visibility located on N Main Street and Academy Street. The front building, facing N Main Street, is the original Daniel Construction Building. Charles E. Daniel and his brother Hugh Daniel co-founded Daniel International Construction Corporation which, at one point, was the largest construction company in the world and is now part of Flour Daniel. The rear building consists of office space and a large open conference center.

429 N Main St. is pedestrian-friendly and within walking distance from downtown restaurants, retailers, parks, events and entertainment. Additional parking can be accommodated through a long term lease on the rear parking lot.

[Click here to read more about amenities available Downtown Greenville](#)



## Offering Summary

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<b>Land Area:</b>	±0.66 AC
<b>Front Building Sqft:</b>	± 6,888 sqft
<b>Rear Building Sqft:</b>	± 9,890 sqft
<b>Greenville County Tax Map #:</b>	0003000202400
<b>Submarket:</b>	Downtown
<b>Targeted Use:</b>	Office
<b>Sale Price:</b>	\$2,750,000.00



# Site Map

## North Main

Photography: Brian Knox

Bon Secours Wellness Arena

N Church St

One Liberty Square

Beattie Place

Home 2 Suites by Hilton

Falls Park

Daniel Building

Trinity Lutheran Church

McPherson Park

Academy St

N. Main Street

SITE



# Exterior Photos

429 N Main St

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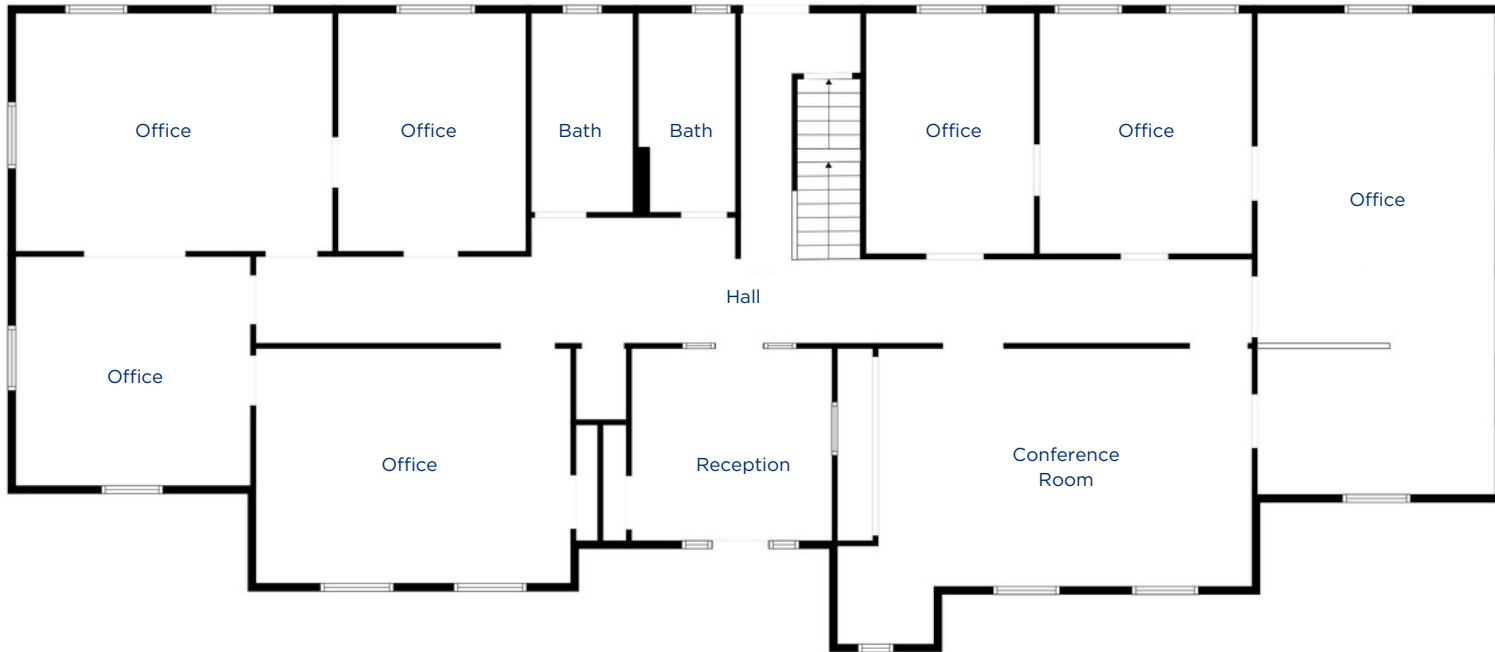
# Floor Plan

Front Building Main Floor | ± 3,309 sqft

*\*\*Purchaser to verify sqft\*\**

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MEASUREMENTS ARE CALCULATED BY CUBICASA TECHNOLOGY. DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.



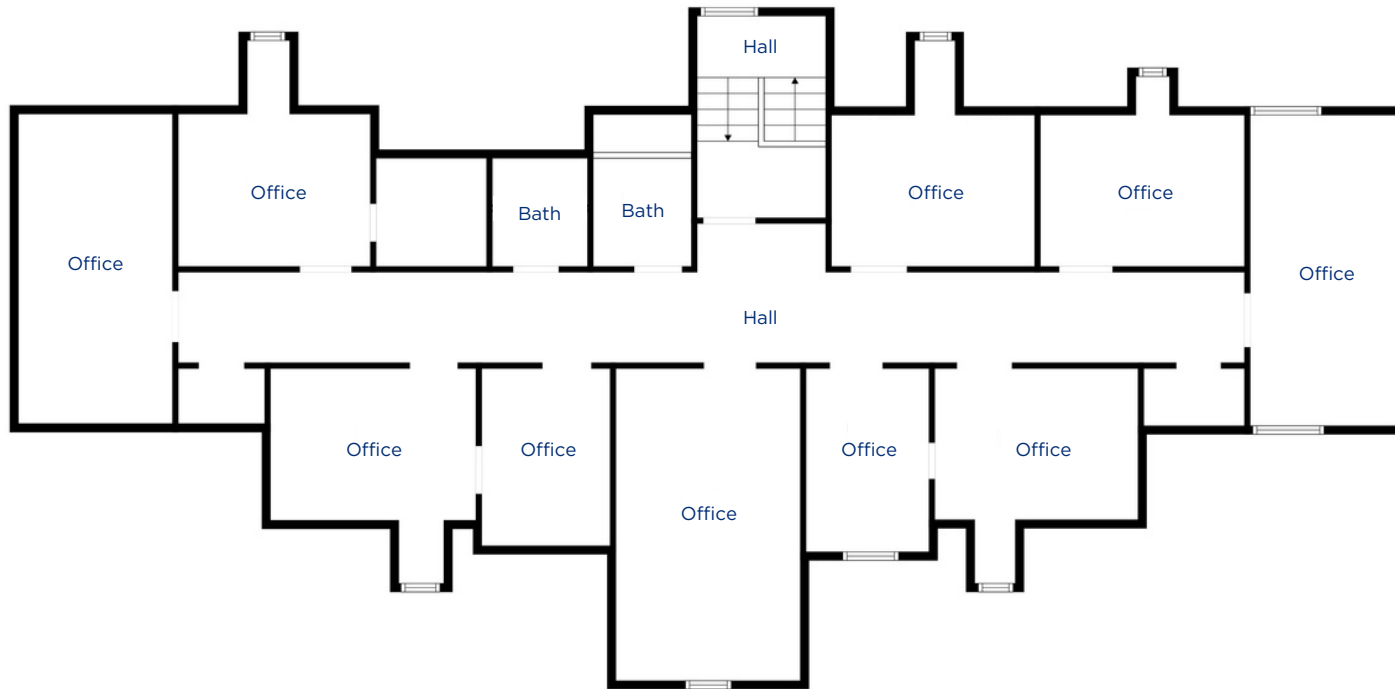
# Floor Plan

Front Building 2nd Floor | ± 2,154 sqft

*\*\*Purchaser to verify sqft\*\**

REEDY

MEASUREMENTS ARE CALCULATED BY CUBICASA TECHNOLOGY. DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

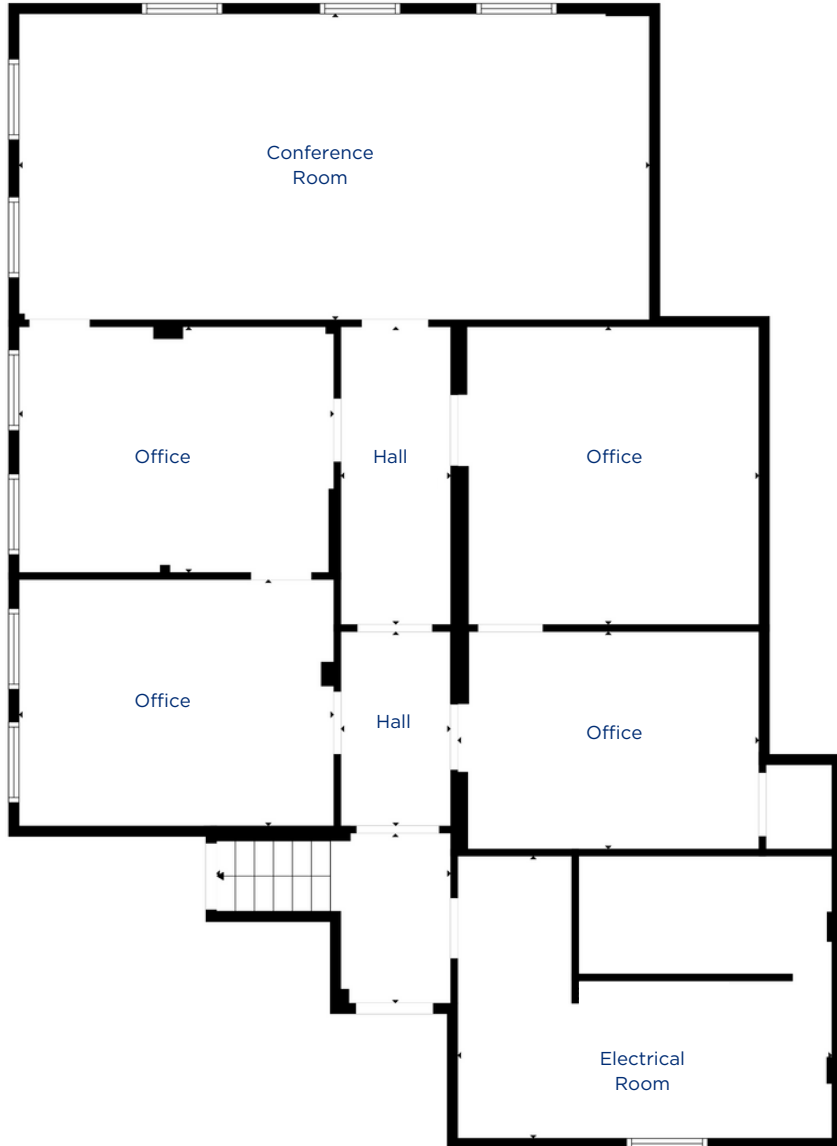


# Floor Plan

Front Building Basement Level | ± 1,425 sqft

*\*\*Purchaser to verify sqft\*\**

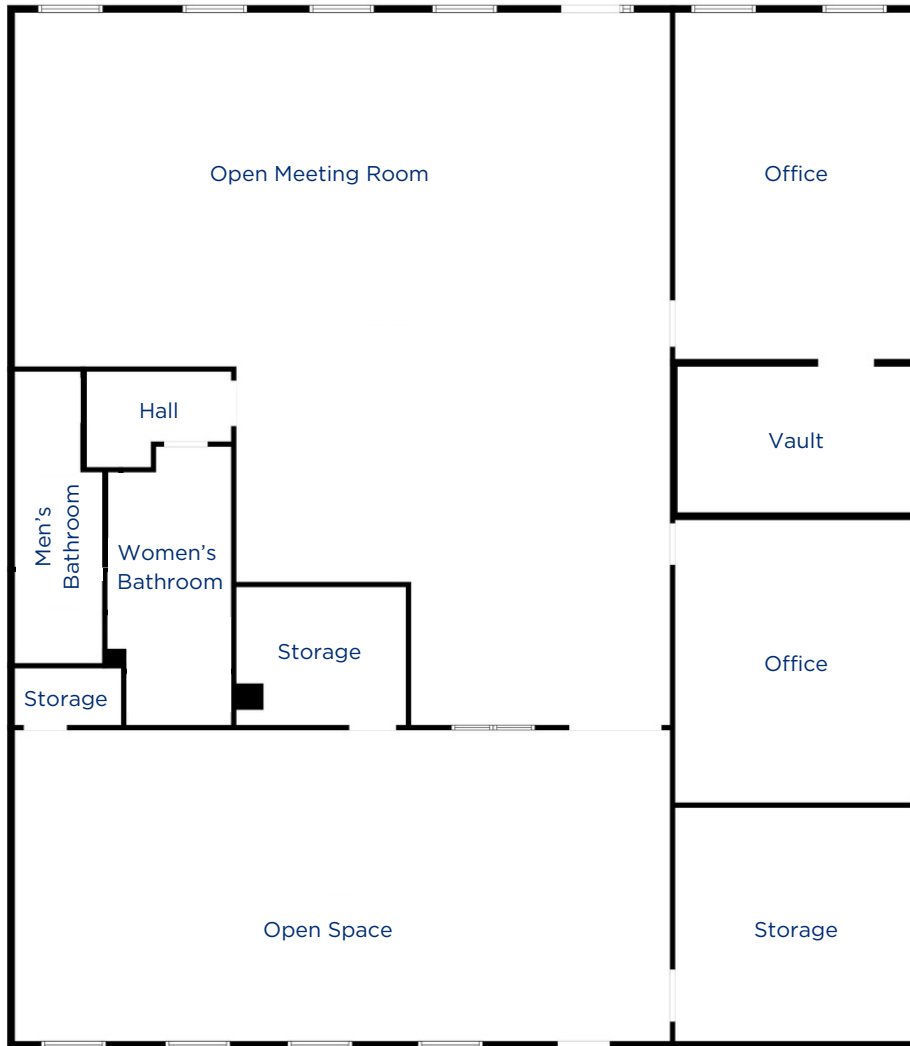
MEASUREMENTS ARE CALCULATED BY CUBICASA TECHNOLOGY. DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.



# Floor Plan

Rear Building - Conference Center | ± 4,945 sqft

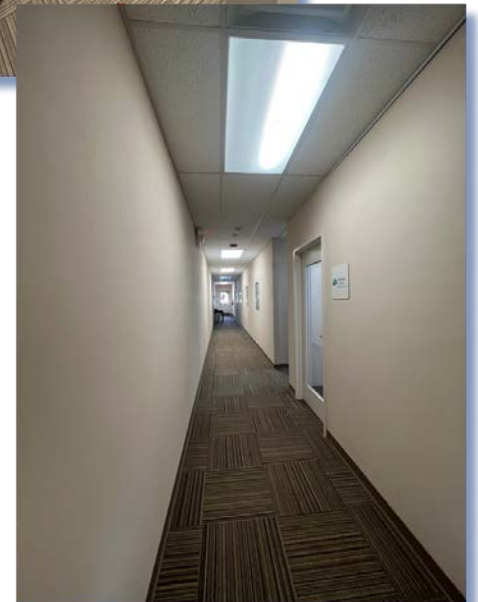
*\*\*Purchaser to verify sqft\*\**



# Floor Plan

Rear Building Office Space | ± 4,945 sqft

*\*\*Purchaser to verify sqft\*\**



# Site Map

## Blue Ridge View

Photography: Greenville Journal

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Unity Park

The Children's Museum

Daniel Building

The Westin Poinsett, GVL

Prisma

Publix

Bon Secours Wellness Arena

McBee Station

Christ Church Episcopal

Pettigru Historic District

David Francis St.

McDaniel Avenue

E. Mcbee Avenue

SITE

# Downtown Amenities

Greenville, SC

Photography by VisitGreenvilleSC.Com

## Local Attractions

- Gather GVL
- The Greenville Swamp Rabbits
- Greenville Drive Minor League Baseball
- The Greenville Zoo
- Unity Park
- Cleveland Park
- The Grand Bohemian
- McPherson Park

## Entertainment and Culture

- Artisphere
- Gallabrae
- Euphoria
- Fall For Greenville
- The Peace Center for Performing Arts
- Heritage Green
- South Carolina Children's Theatre
- Greek Festival
- Bon Secours Wellness Arena

## Culinary Destination

- 100+ restaurants and cafes in downtown Greenville
- James Beard Foundation award semi-finalists
- Food and beverage tours

## Outdoors

- South Carolina is home to fourteen state parks
- 60+ golf courses
- Equestrian Parks
- Falls Park
- The Reedy River
- Swamp Rabbit Trail



# Downtown Entertainment

## Greenville, SC

Photography by Gardner-Webb University

### Bon Secours Wellness Arena

Hosts +100 events and over 400,000 people each year.

Within walking distance to development site.

### Greenville Drive

High-A affiliate of the Boston Red Sox. This minor league ballpark was crafted to resemble the historic Fenway Park and comfortably seats just under 6,000 people. Centrally located in downtown's historic West End.

### Fall For Greenville

The largest annual food and music festival in the Upstate. Vendors include 60+ restaurants, 250+ menu items, 6+ stages where over 80 bands perform, and 50+ beer taps & wine vendors.

### Artisphere

The annual three-day event that gives arts patrons the rare opportunity to meet exhibiting artists. Over 90,000 people have attended Artisphere since it began. Artisphere's economic impact is estimated to be around \$12.1M.

### Swamp Rabbit Trail

A twenty-two mile, multi-use (walking and biking) greenway that traverses along the Reedy River and connects Travelers Rest with the City of Greenville, SC.

### Unity Park

A sixty-acre park that pays homage to the legacies of the neighborhoods surrounding it and the people who brought us where we are today.

### Falls Park

Located in downtown Greenville's Historic West End and one of Greenville's greatest treasures. Falls park covers 123+ AC and an average of 7,400 gallons of water drops 100 feet over the course of the Falls every second.

### McPherson Park

+12.5 AC park within walking distance of the development site. This stunning park includes tennis courts, shelters, an 18-hole miniature golf course, playground, and walking trail with bridges that cross small creeks.

### Peace Center

Located on the southwest corner of Main and West Broad Street. This iconic destination has seen over 13,000 performances and has hosted over 6M patrons since it's opening in 1990.

# Downtown Development

Greenville, SC

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## The Cultural Corridor

The Cultural Corridor is the section of College/Buncombe Street between Main Street and Heritage Green. Owned by SCDOT, this four-lane urban collector street carries an estimated average daily traffic of 13,400 vehicles per day.

College Street is one of four significant growth areas that are changing the way Greenville's downtown is functioning, but currently, it behaves like a highway, without adequate accommodations for pedestrian safety, urban uses and high-quality place-making to create a successful environment for an expanding downtown. Both the Downtown Master Plan and the Downtown Traffic Master Plan recommend improving pedestrian access and connectivity from the Heritage Green campus, with its unique collections of museums, theater and library, to the downtown core by adapting the out-of-date "through-street" design of College/Buncombe Street into an urban street that can accommodate vehicular traffic while providing multi-modal connectivity, safety and access.

As a result, the City has hired the engineering firm HDR to design a road improvement project for the Cultural Corridor, which will include street resurfacing, landscaping, multi-use paths, traffic signal upgrades and street/pedestrian lighting. The goals of the project include:

- Revitalize economic growth along the corridor
- Encourage drivers to utilize Academy Street as a "downtown bypass"
- Provide/enhance pedestrian and bicycle mobility between Main Street and Heritage Green
- Implement recommendations from the Downtown Master Plan and Downtown Traffic Master Plan

-GreenvilleSC.Gov



## County Square Development

In February 2020, City Council approved [an ordinance to amend the Haynie-Sirrine Planned Development \(PD\)](#) and zoning district to facilitate the redevelopment of County Square. The ordinance established a new Greenville County Square Sub-District within the existing PD, which includes provisions for land-use requirements, architectural and design guidelines and other development parameters. Additionally, the ordinance approved the conceptual plans for a new Greenville County administrative building, which will be located at the northwest corner of University Ridge and South Church Street.

Ultimately, the 40-acre site will be redeveloped into an urban environment designed to complement downtown with a mix of commercial, residential, public/institutional and service/industrial uses. It will also feature two central plazas and three dog parks and include multi-use trail connectivity on the east, north and west boundaries to better integrate the development with the surrounding areas and provide convenient access for residents in nearby neighborhoods.

To offset the projected increases in traffic and congestion, the PD modification includes a traffic mitigation plan with specific recommendations for road, signal, right-of-way and intersection improvements that will be phased as the site is developed. Additionally, in conjunction with the redevelopment project, the City of Greenville and Greenville County have committed to a multi-million dollar investment in the creation and preservation of affordable housing in or around the Haynie-Sirrine community.

-GreenvilleSC.Gov



# Market Overview

Greenville, SC

Photography by VisitGreenvilleSC.com

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**Greenville Named One of the Top 10 Housing Markets expected to outperform other metro areas in 2023**

*NAR*



**South Carolina is the Fastest Growing State in the Nation**

*U.S. Census Bureau*



**Greenville Was Named One of the Best Places to Live in the U.S.**

*U.S. News & World Report*



**Greenville Voted One of the Best Small City for Business and Careers**

*Forbes*



**Top 10 Fastest Growing Cities in the U.S.**

*CNN Money*



**America's 3rd Best Downtown**

*Livability*



# Market Data

Chamber of Commerce | Greenville, SC

# IRREEDY



**±28**

Net new Greenville County residents every day



**±49.5**

Percent of 25+ year olds with an associate degree or higher



**±525k**

Total population growth since 2020



**±225k**

Total Housing in 2020



**±14,645**

Number of employers with employees in 2021



**±58.7k**

Average Annual Earnings (Private Sector)



**±10.3k**

New business formations in 2022 (top 3.3% of all US Counties)



**±38.5**

Median Age



**±63.7%**

of in-migration to Greenville County is from outside of South Carolina

## Contact Information

Listing Team

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