



1320 HAMPTON AVENUE | GREENVILLE, SOUTH CAROLINA

**FOR LEASE:**



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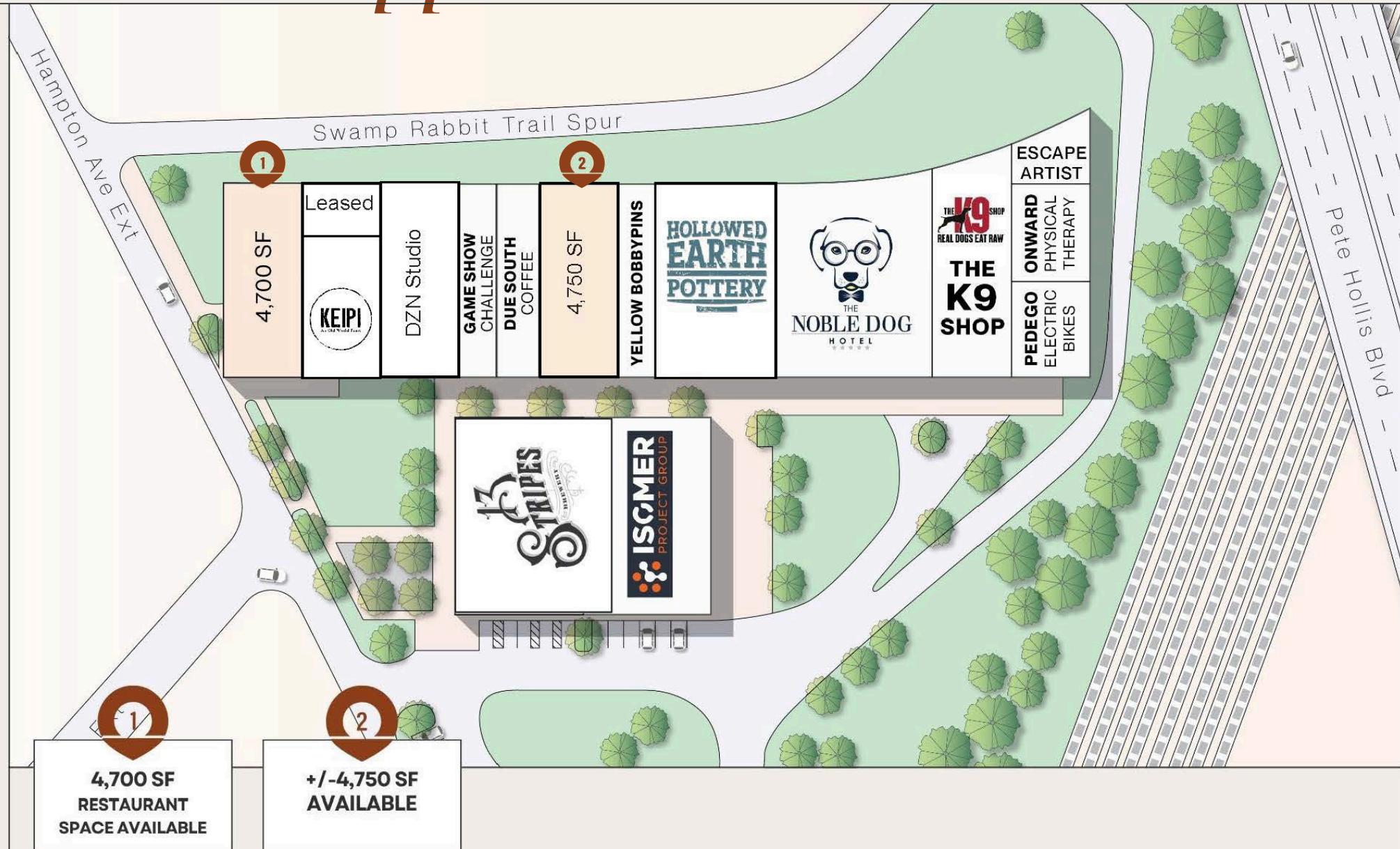


# Property Overview



Hampton Station in Greenville, SC, is an emerging commercial hub blending historic charm with modern amenities. Once home to a textile mill, this revitalized area now offers a variety of commercial spaces, including office suites, retail storefronts, and industrial-style facilities. The adaptive reuse of the site has preserved its character, creating a unique atmosphere that attracts creative businesses, tech firms, and local entrepreneurs.

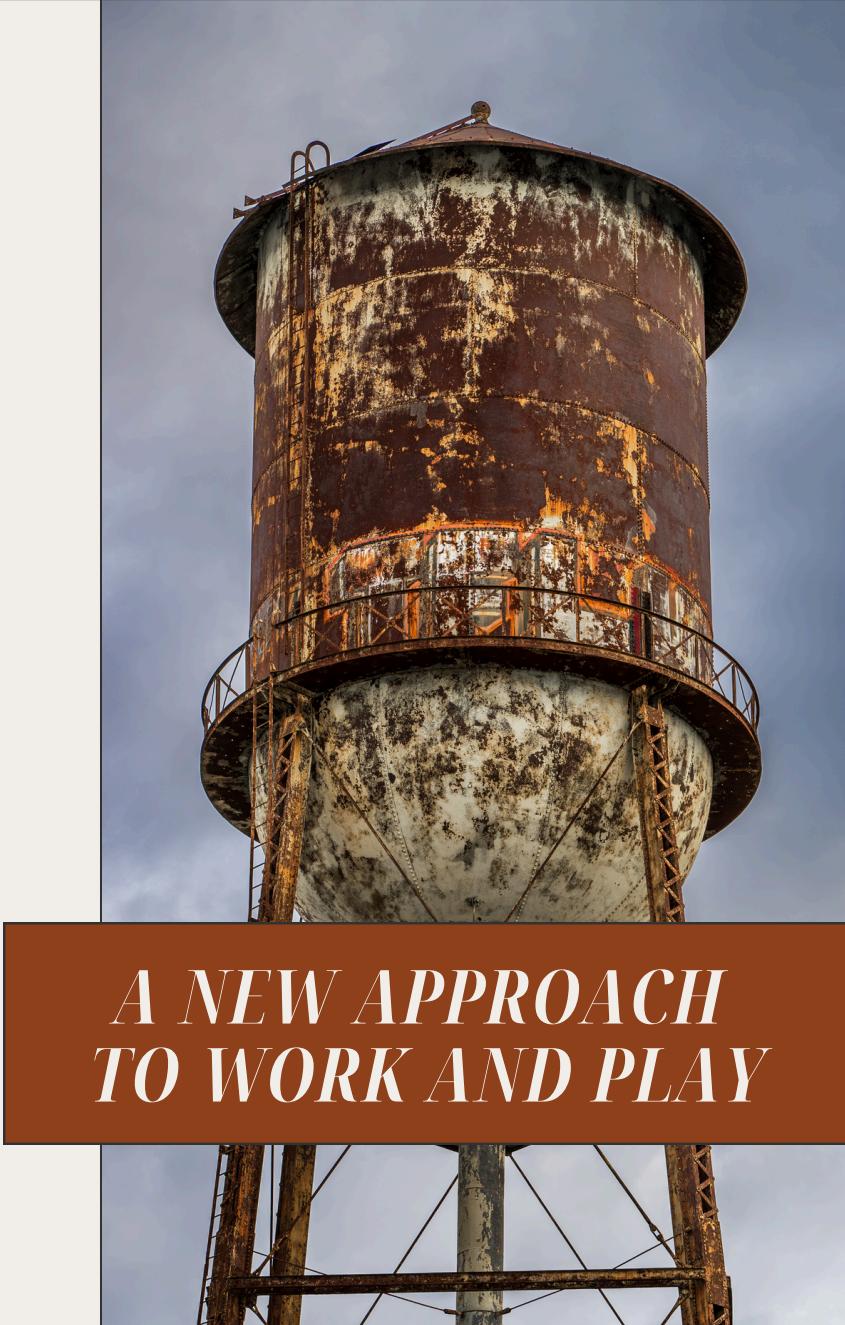
# Lease Opportunities



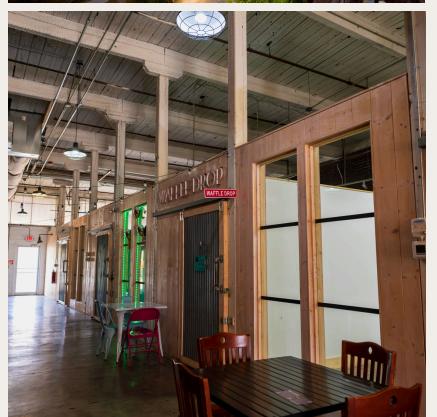
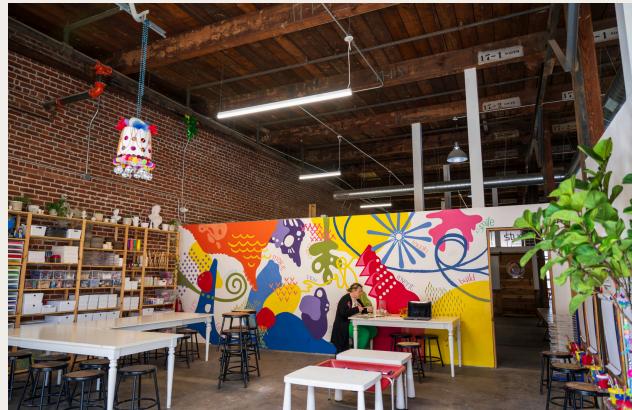
# Property Features



- **±4,750 SF AVAILABLE WITH A 60 DAY NOTICE**
- **±4,700 SF OF RESTAURANT SPACE AVAILABLE**
- **AMPLE ON-SITE PARKING**
- **LOCATED 1.3 MILES FROM DOWNTOWN GREENVILLE**
- **DIRECT ACCESS TO THE SWAMP RABBIT TRAIL**
- **PROXIMITY TO 700+ RESIDENTIAL UNITS**
- **NEW OWNERSHIP WITH PLANS TO ENHANCE**
- **GREEN SPACE AND UPDATE FACADES**



# Property Photos



# Property Location



Just 1.3 miles from downtown Greenville and situated along the Swamp Rabbit Trail Orange Line, the Hampton Station site accommodates a variety of uses, including office spaces, maker studios, indoor entertainment venues, and restaurants. Highlighted by a landmark water tower, visible for miles, the property provides a unique signage opportunity to make your brand stand out.



# Property Demographics



**1**  
MILE

POPULATION

**10,609**

PROJECTED POP

**11,578**

EMPLOYEES

**2,942**

HOUSEHOLD

**4,408**

**3**  
MILES

POPULATION

**83,917**

PROJECTED POP

**89,296**

EMPLOYEES

**47,697**

HOUSEHOLD

**35,666**

**5**  
MILES

POPULATION

**164,545**

PROJECTED POP

**172,293**

EMPLOYEES

**87,614**

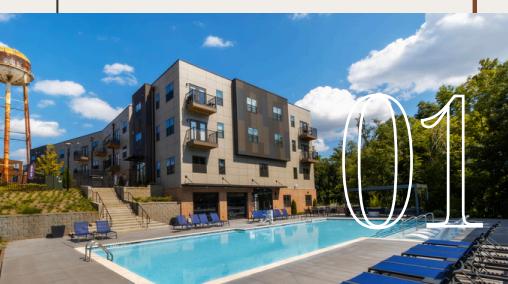
HOUSEHOLD

**69,855**

# Residential Development

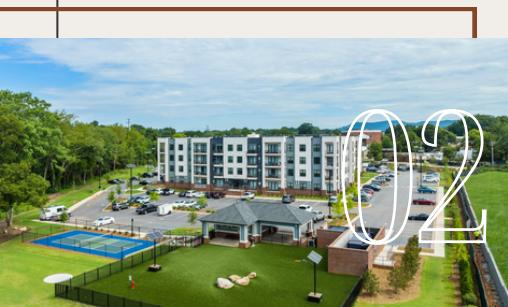


HAMPTON STATION'S IMMEDIATE MICROMARKET IS RAPIDLY TRANSFORMING WITH NEW RESIDENTIAL DEVELOPMENT



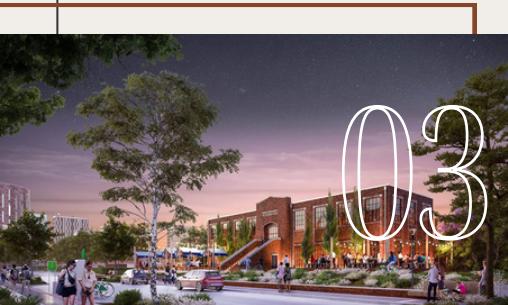
## WATER TOWER APARTMENTS

233-unit industrial-inspired apartment community



## RIVERSIDE APARTMENTS

200-unit mid-rise apartment community



## ON THE TRAIL GVL

227-unit apartments with phase 1 breaking ground in Q1 of 2025

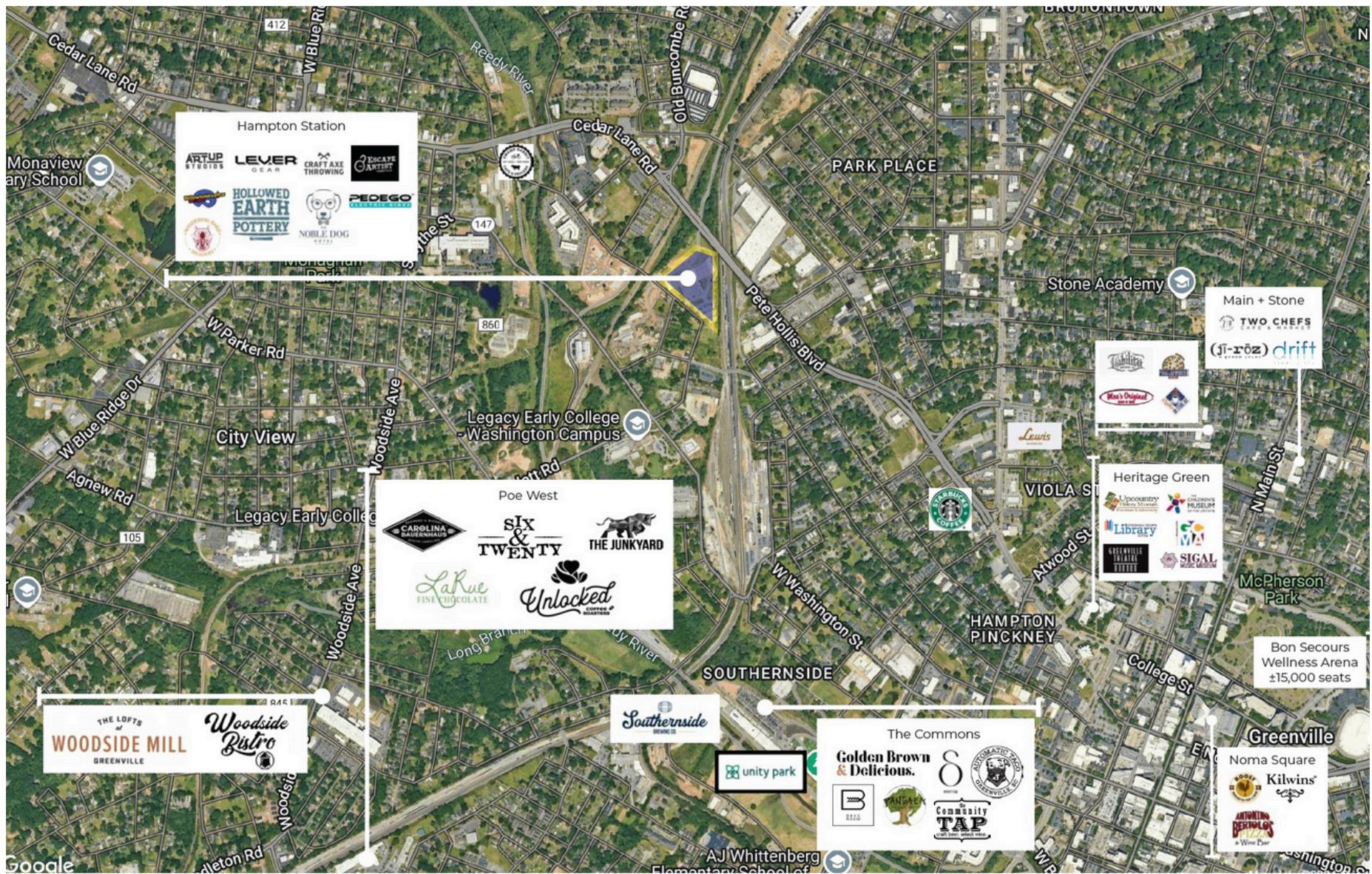


The Prisma Health Swamp Rabbit Trail (SRT) is a 28-mile greenway connecting Travelers Rest to Greenville, passing the Reedy River, historic railways, and city parks. **The Orange Line links to the Green Line, providing direct access near Hampton Station.**



In 2024, the City of Greenville reported **2.37 million trail users**: 63% pedestrians and 37% cyclists.

# Property *Aerial*





# HAMPTON - STATION -

FOR MORE INFO:

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