



BRIDGEWAY
STATION



BRIDGEWAY STATION

Mauldin SC

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Property OVERVIEW



BridgeWay Station is the first new town center development in the Upstate of South Carolina. With nothing else like it, BridgeWay attracts residents and visitors from all corners of the city, state, region, and beyond.

Mission

Beyond a diverse tenant mix, and through public/private partnerships, the development's mission is to offer unique placemaking architectural elements, create thousands of new jobs, serve as a catalyst for economic empowerment, boast new entrepreneurs, and create a highly desirable civic destination.

With nothing else like it, Hughes Investments, Inc. and the City of Mauldin hope that BridgeWay will enrich the lives of its residents as well as visitors from all corners of the city, state, region, and beyond.

The Bridge

Outside the front door of BridgeWay is Greenville's Swamp Rabbit Trail, a 22 mile multi-use trail along a former railroad. Without any other retail options directly along the trail, BridgeWay will be the stopping ground for hikers and outdoor enthusiasts venturing along the Trail.

This recreation trail will be tied to BridgeWay Station with a pedestrian bridge connection over Interstate 385, allowing the more than 500,000 people who use the trail annually direct access to BridgeWay's shops and restaurants.



Welcome to BRIDGEWAY

Located in the heart of Upstate South Carolina, BridgeWay Station offers a dynamic, walkable community where city energy meets suburban convenience.

Explore a vibrant Main Street with dining, shopping, and entertainment options, all designed for an active lifestyle.

With plenty to explore and free parking, it's a destination like no other in Greenville's fastest-growing area.

Whether you're seeking great value or unique experiences, BridgeWay Station is the place to be.

*Way cool. Way exciting.
Way energetic.*

*A way better New Town Center in
Upstate South Carolina.*





Bridge Mary Station Christmas Celebration

NEIGHBORHOOD *Highlights*

Charming Upstate South Carolina, where rolling mountains meet vibrant cities, rich history blends with Southern hospitality, and every corner offers an adventure waiting to unfold.

The Upstate is a dynamic region in the western part of South Carolina, often referred to as the "Upcountry," a historical term. While loosely defined by locals, the Upstate generally includes the ten counties along the commerce-rich I-85 corridor in the northwest corner of South Carolina. This aligns with the Greenville-Spartanburg-Anderson Combined Statistical Area (CSA), as designated by the Office of Management and Budget in 2015.

As of 2024, the Upstate region has a population of approximately 1.72 million. Positioned between Atlanta and Charlotte, it serves as the geographical heart of the "Char-lanta" mega-region, an influential economic hub.

The Upstate's economic landscape has been shaped significantly by the presence of global companies, particularly since BMW's initial investment in the area. Over the years, numerous foreign companies, especially from Germany, have established a strong footprint, making the Upstate a key center for international business. Several large corporations have also set up regional, national, or continental headquarters in the region.

Greenville is the largest city in the Upstate with a population of 76,500 and an urban-area population of over 590,000. It serves as the economic and commercial center of the region. Spartanburg and Anderson follow as the next largest cities. Notably, the Greenville-Spartanburg-Anderson metropolitan area is ranked seventh in the nation by site consultants when considering top markets for economic development. Many major financial institutions have regional offices located in downtown Greenville, further cementing its role as a key financial hub.



Region OVERVIEW

Located in the rapidly growing Upstate of South Carolina, Bridgeway Station sits midway between Charlotte, NC, and Atlanta, GA. It's ideally positioned in the heart of growth, connecting downtown Greenville with the fast-expanding communities of Simpsonville, Five Forks, and Mauldin.

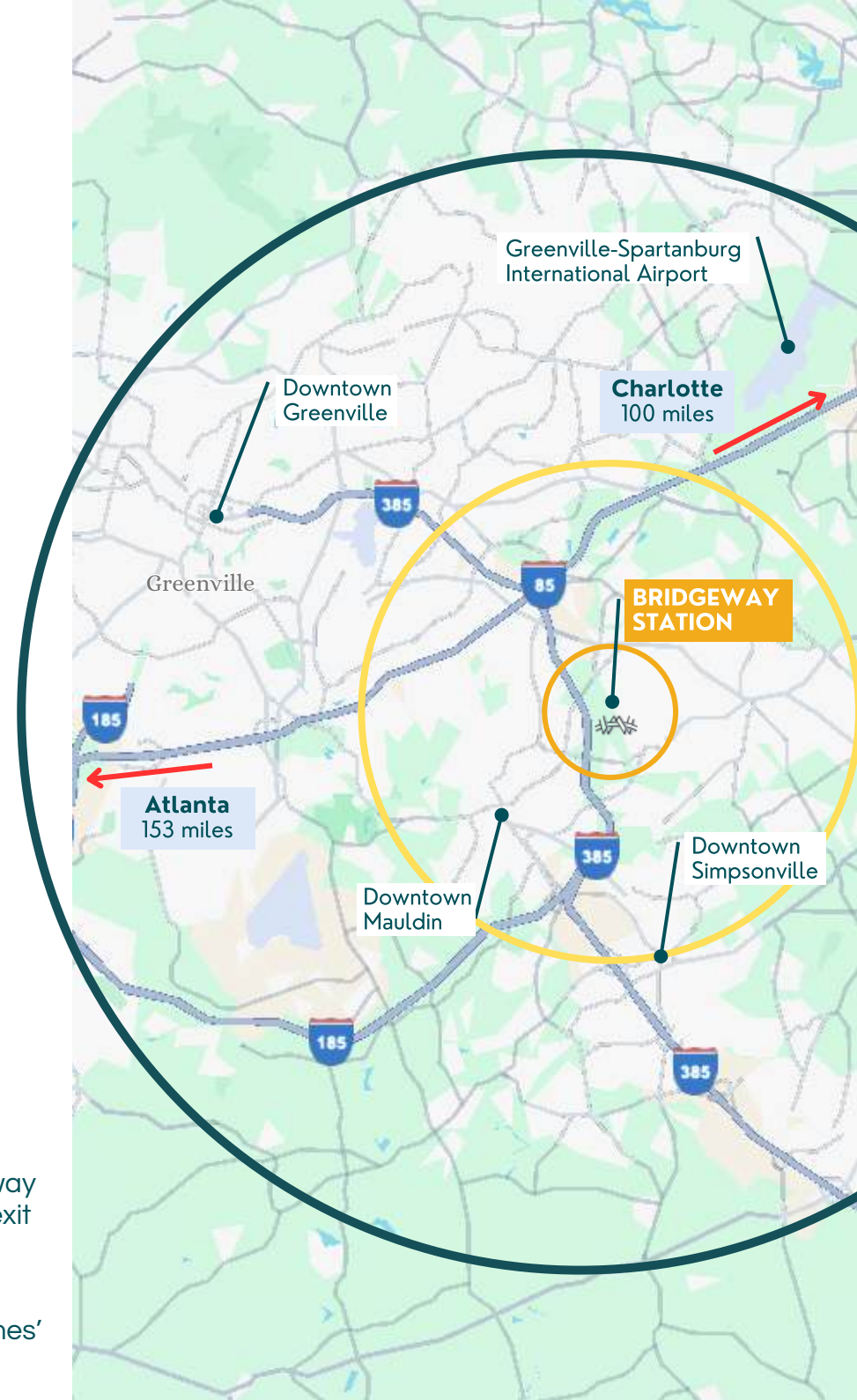
Charlotte, NC
Upstate SC
Atlanta, GA

\$120,193 Avg. HH Income
5-mile radius

437,846 Population
10-mile radius

91,700 VPD at the Bridgeway
Station I-385 exit

Greenville, SC named
"Best Places to Visit" by The New York Times'



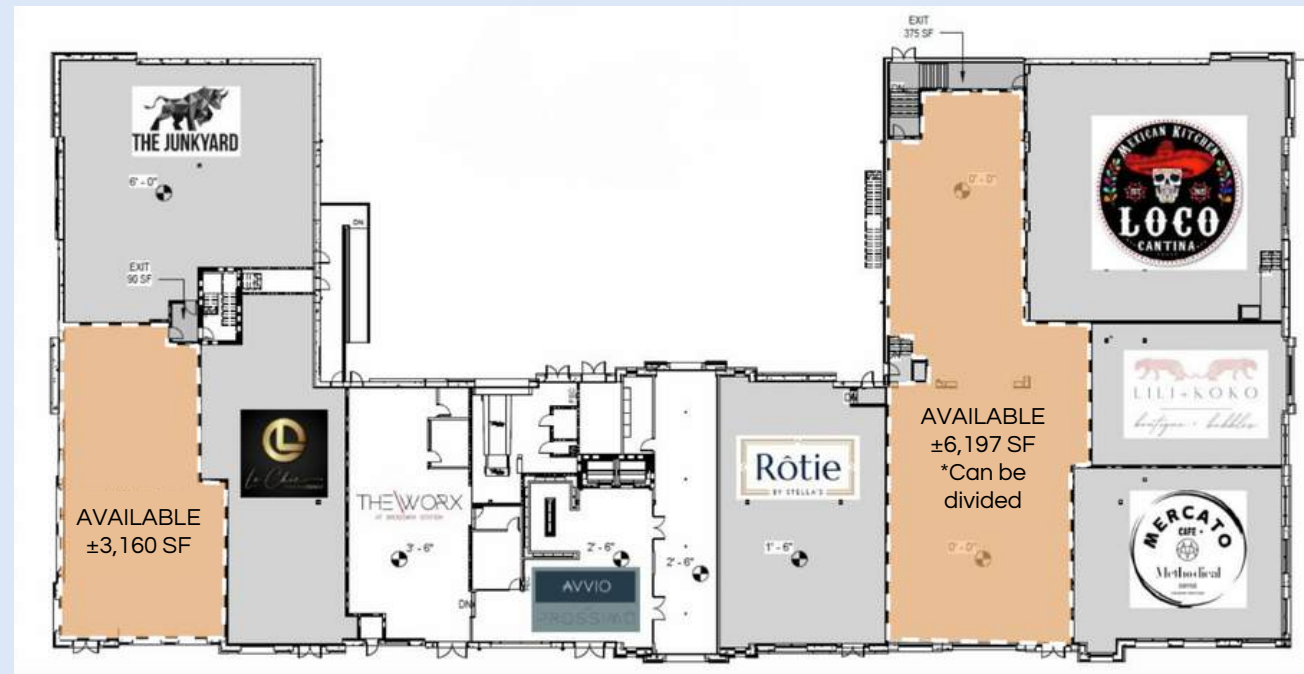
Site MAP

Last remaining space In Phase 1

The first phase of BridgeWay Station is almost complete. With one final space remaining at $\pm 6,197$ SF we believe we are missing a men's and woman's clothing store, or the likes, to compliment the vibrant food and beverage scene that has already been created. Ownership has the ability to subdivide the remaining space into two or three smaller suites, or we could place one single user.

Space Details

Total SF Available	$\pm 6,197$
	$\pm 1,850$
Sub-Divide Sq Ft Optionals	$\pm 2,200$
	$\pm 2,300$
Rental Rate	\$45 PSF
NNN Charges	\$10.68 PSF
Additional Charges	
*Marketing	\$1 PSF
*Grand Opening Fee- One Time	\$2 PSF



Sub-Divide OPTIONS

Last remaining retail space In Phase 1

The first phase of BridgeWay Station is almost complete. With one final retail space remaining at $\pm 6,197$ SF we believe we are missing a men's and woman's clothing store, or the likes, to compliment the vibrant food and beverage scene that has already been created. Ownership has the ability to subdivide the remaining retail space into three smaller suites, or we could place one single user.

With the density of this project upon completion, this is an opportunity for a retail user to become part of the story at BridgeWay and build a loyal customer base before the Greenville Triumph soccer stadium and additional multi-family is completed as part of Phase II in 2026.

The rental rates and TI allotted will be dictated by deal terms, strength of Tenant application and the desired square footage.



Option 1



Option 2

Restaurant Suite AVAILABLE

Corner restaurant space in Phase I

The first phase of BridgeWay Station is almost complete. With one final restaurant suite remaining at $\pm 3,160$ SF we believe that the perfect fit would be a pizza parlor or another family-friendly concept that will compliment the several upscale dining options that are already a part of BridgeWay Station.

Space Details

Total SF Available	$\pm 3,160$ SF
Rental Rate	\$45 PSF
NNN Charges	\$10.68 PSF
Electrical (in place)	800 amp panel
Grease Interceptor (in place)	2,000 gallon
Additional Charges	
*Marketing	\$1 PSF
*Grand Opening Fee- One Time	\$2 PSF



Phase ONE

As the Upstate's only New Town Center, BridgeWay Station is known for its distinct architecture, numerous outdoor gathering spaces, and work and play culture that have made it an exciting destination that draws thousands of daily visitors and newcomers from across the city, state, region, and beyond.

±60K SF Existing retail
96% Leased

190 Apartments
94% Leased

175K SF Office Space
100% Leased

FREE Parking



Future PHASES



Tenant SPOTLIGHTS



1 Restaurant Rocco

Indulge at Restaurant Rocco, an upscale Italian haven nestled in Bridgeway Station. From handcrafted pasta dishes to impeccably prepared seafood and steak selections, Restaurant Rocco offers a sophisticated dining experience, where you will savor every last bite. Elevate your evenings with us and let the flavors of Italy unfold in the heart of Bridgeway Station.



2 The Plank

A truly unique experience with an open kitchen in an intimate setting serving small plates from the raw bar like fresh oysters, ceviche, and carpaccio. Al fresco dining overlooking The Piazza with outdoor bar seating and indoor/outdoor bar top windows.



3 Tavola Italian

Executive Chef Beau Owens and Chef de Cuisine Troy Arnold deliver authentic, crave-worthy dishes with robust bowls of scratch-made pastas made daily, the best focaccia bread, small and shareable plates of arancini, classic meatballs, and clams oreganata plus the finest cuts of steaks, chops and seafood.



4

Rôtie By Stella's

Classic French Rotisserie meets the American South. A modern blend of French elegance and southern charm, we offer an inviting & relaxed atmosphere, friendly faces, and gracious service.



5

Mercato Cafe

Serving serving breakfast bagels, sandwiches, baked goods, ice cream and more. Mercato Cafe is an anchor partner with Methodical Coffee serving all of your coffee needs and cravings!



6

The City Market

The City Market is the largest food hall in South Carolina, debuting extensive seating flowing into the piazza and a rooftop bar overlooking the beauty of Bridgeway.



7

Bridgeway Brewing Co.

Eat. Drink. Bowl... Stay for a while!

Connect with friends, enjoy delicious food and drinks, and bowl your heart out at Bridgeway Brewing Co.



8 The Junkyard

The Best Workout in the World.

The Junkyard is the only HIIT studio in the world that combines our Junkyard Music Technology with Treadmills, Cycles, Rowers and Functional Training.



9 The Worx

Coworking space

Starting a business? Need a space for meetings? Looking for opportunities to network? The Worx is a brand new Coworking Space designed to meet the needs of our community of entrepreneurs and innovators



10 Plum: A Lifestyle Boutique

Boutique and Design Firm

curated by The Alessie Group, Design & Interiors



11 Le Chic

Nails Lounge

Your Destination For Nail Perfection



12

Jeremiah's Italian Ice

Authentic Italian Ice, Creamy Soft Ice Cream, & Gelati



13

Old Europe Coffee & Desserts

European bakery serving coffee, breakfast, lunch, and desserts



14

Cabanas

Latin Cantina & Daiquiri Bar located above City Market food hall

Avvio and Prossimo APARTMENTS

BridgeWay Station is also home to Avvio and Prossimo Apartments, offering a diverse range of floor plans, including studios, one, two, and three-bedroom options. With 190 units, residents enjoy direct access to the vibrant shops and dining options of BridgeWay Station, bringing convenience and excitement right to their doorstep.

There are additional multi-family units planned with the remaining 'phases' of the development as well. The exact number count will be announced as timelines get closer to fruition.

Benvenuti a casa!



Coming Soon!

GREENVILLE TRIUMPH STADIUM

USL League Soccer

- ±10,000-seats
- Home field for Greenville Triumph and Greenville Liberty soccer clubs
- Hub for professional and youth sports and field sports such as lacrosse, rugby and football
- Venue for concerts, festivals, and various community events
- Global soccer star Ronaldinho Assis recently joined the Greenville Triumph and Greenville Liberty soccer clubs' ownership group
- Completion in 2026

Projected economic impact of arena
(Clemson Univ. 2022 study): \$24M - \$30M



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