



One space left
in the heart of town.

Phase I is fully leased but for a single inline retail suite — the last storefront on a street that already draws thousands of visitors a day. Bring your retail concept to a project that has gotten regional recognition for its architecture and vision - plus, we now have the Greenville Triumph soccer stadium open and in operation.

60K SF

EXISTING RETAIL
17 CONCEPTS

190

APARTMENTS ABOVE THE
SHOPS

175K SF

OFFICE · 100% LEASED

96,200

VEHICLES/DAY AT THE
I-385 EXIT

NOW AVAILABLE

± 1,454 SF

In line suite fronting via Corso Avenue, previously used as a traditional retail storefront. Perfectly situated in Phase I for another retail user, or an office Tenant looking to capitalize on strong foot traffic and a built-in customer base.

\$45 PSF \$10.68 NNN



PLUS: A 10,000 seat stadium, access to 500k+ Swamp Rabbit Trail users and ±1.5 mil SF to build.

Dustin Tenney

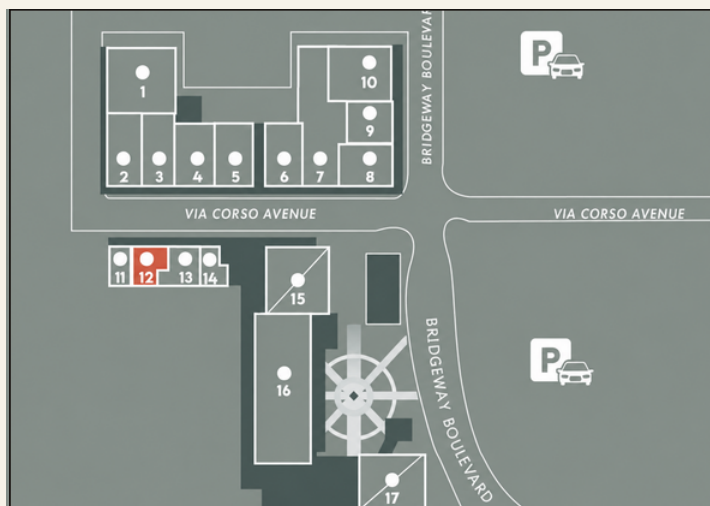
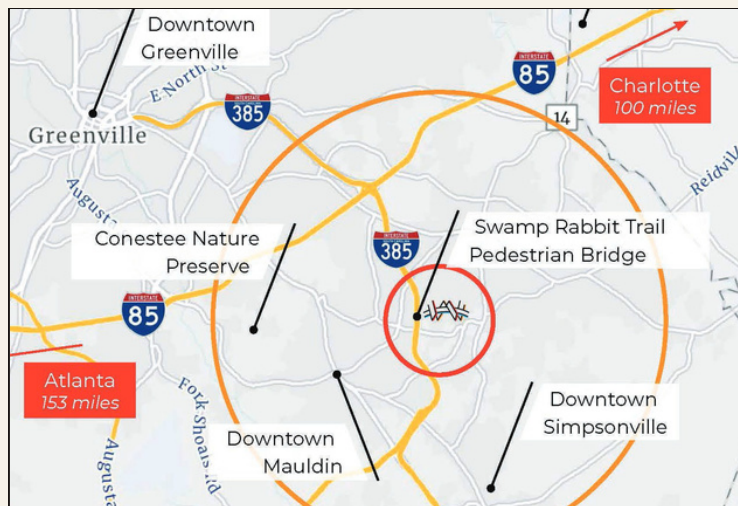
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In the path of growth.

BridgeWay sits at the I-385 exit where Greenville's growth meets Mauldin's momentum — midway between Charlotte and Atlanta, five miles from Simpsonville, ten miles from downtown Greenville, and direct access on the Swamp Rabbit Trail.



OPENED SUMMER 2026

Greenville Triumph Stadium

Home field for the Triumph and Liberty USL clubs,
First match was June 2026.

±10,000

EVENT CAPACITY

\$24-30M

ANN ECONOMIC IMPACT



ITALIAN-VILLAGE MAIN STREET



YEAR-ROUND PUBLIC EVENTS



190 APARTMENTS IN PHASE I

\$130,928

AVG. HH INCOME, 5 MI

287,881

PEOPLE, 15-MIN DRIVE

1.39%

POPULATION
GROWTH, 2025-30

500K

SWAMP RABBIT TRAIL
USERS/YR

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