

**AVISON
YOUNG**



20-22 Liberty Lane

Greenville, SC

A MIXED-USE DEVELOPMENT IN THE HEART OF THE LAURENS ROAD CORRIDOR

James McKay
Vice President
+1 864 448 0628
james.mckay@avisonyoung.com

Harris Houser
Associate
+1 864 413 8924
harris.houser@avisonyoung.com

Overview

Property highlights

- First generation retail, restaurant, and office spaces
- Micro-retail opportunities
- Estimated delivery of Q4 2025
- Flexible floor plans
- Close proximity to Greenville's renowned Swamp Rabbit Trail
- Highly accessible location convenient to I-385, South Pleasantburg Road, Laurens Road, and downtown Greenville
- Infill location with high population density
- Potential Opportunity Zone incentives:
 - Qualified Gains investments have tax deferral until December 31, 2028
 - Opportunity Zone businesses can appreciate tax free over 10+ years
- Located across the street from Greenville Technical College and University Center, in the heart of the Laurens Road redevelopment corridor



Leasing information

Spaces	Size (sf)	Lease rate	Lease type
Available	±2,447 - 7,695	Call for pricing	NNN

Floor plans

Spaces	Size (sf)*	Lease rate	Availability
Suite 100A	7,069	—	Leased
Suite 100B	7,695	—	At lease
Suite 101	3,177	—	Available
Suite 102	2,700	—	Leased
Suite 103	2,447	Call for pricing	Available
Suite 104	3,055	Call for pricing	Available
Suite 105	6,448	—	Leased
Suite 106	8,093	Call for pricing	Available

*flexible floor plans ready to be configured to tenant's needs



Worthwhile builds custom software solutions that transform business outcomes. We create lasting value through technology and enable our clients' success by cultivating people who will ensure that our communities flourish for generations.

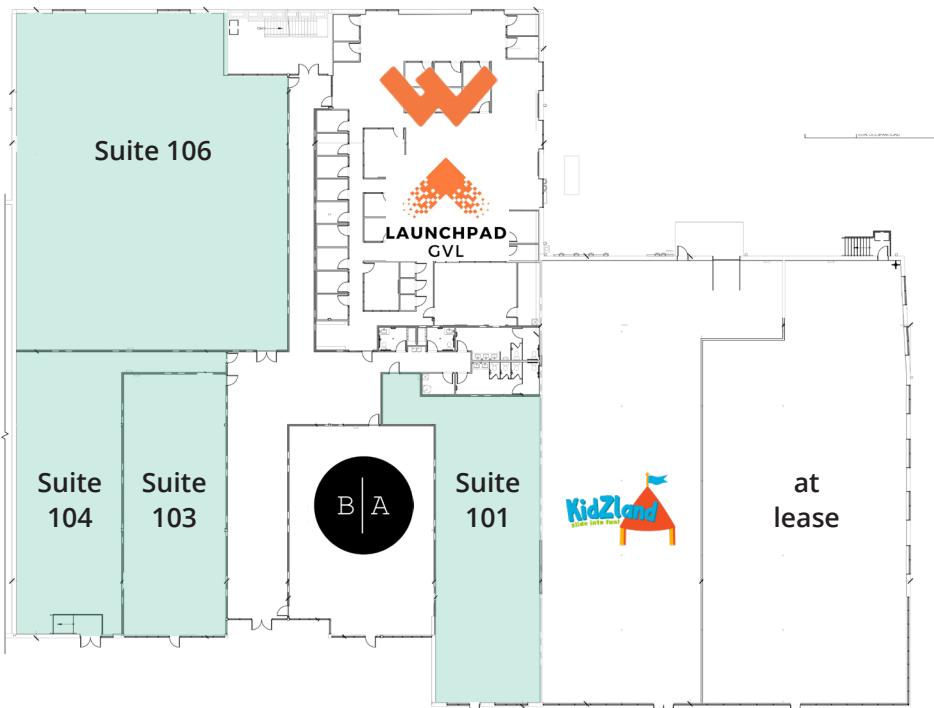


The concept of laser tag meets a more adult theme of tactical combat, turning simple laser tag battles into a multi-sensory experience. Imagine being able to feel like you were in a video game like Call of Duty. Lights, sound, and wind combine to produce an experience unlike any laser tag the Upstate has seen before.

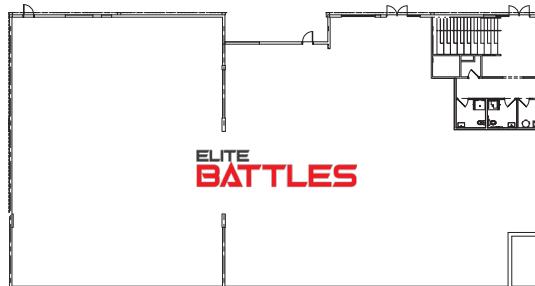


Barista Alley is so much more than just a cafe; it is a place that brings the community together. Whether it be to study, work, socialize, have a date night, or just relax, Barista Alley offers an experience that you will want to revisit over and over.

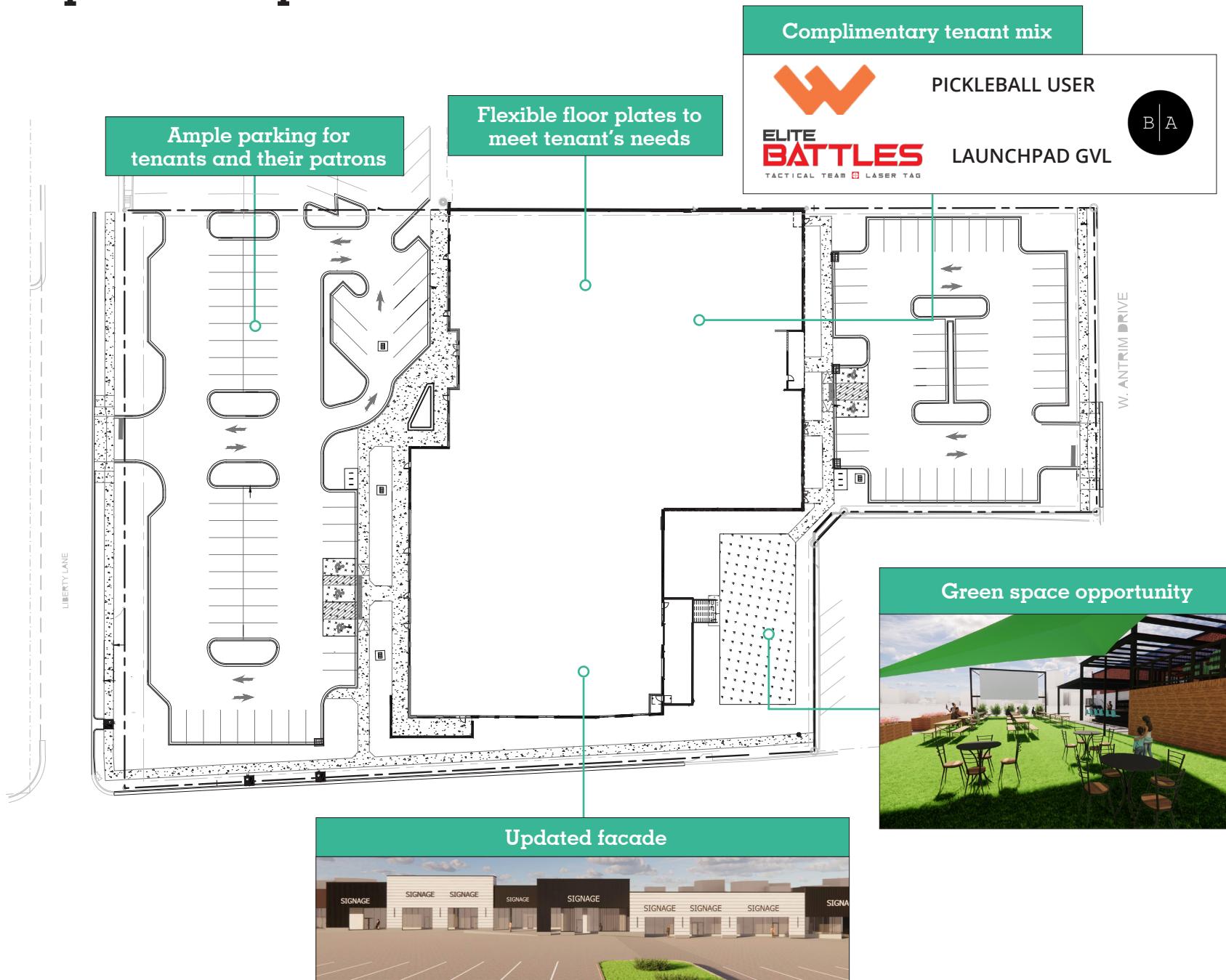
Main level



Lower level

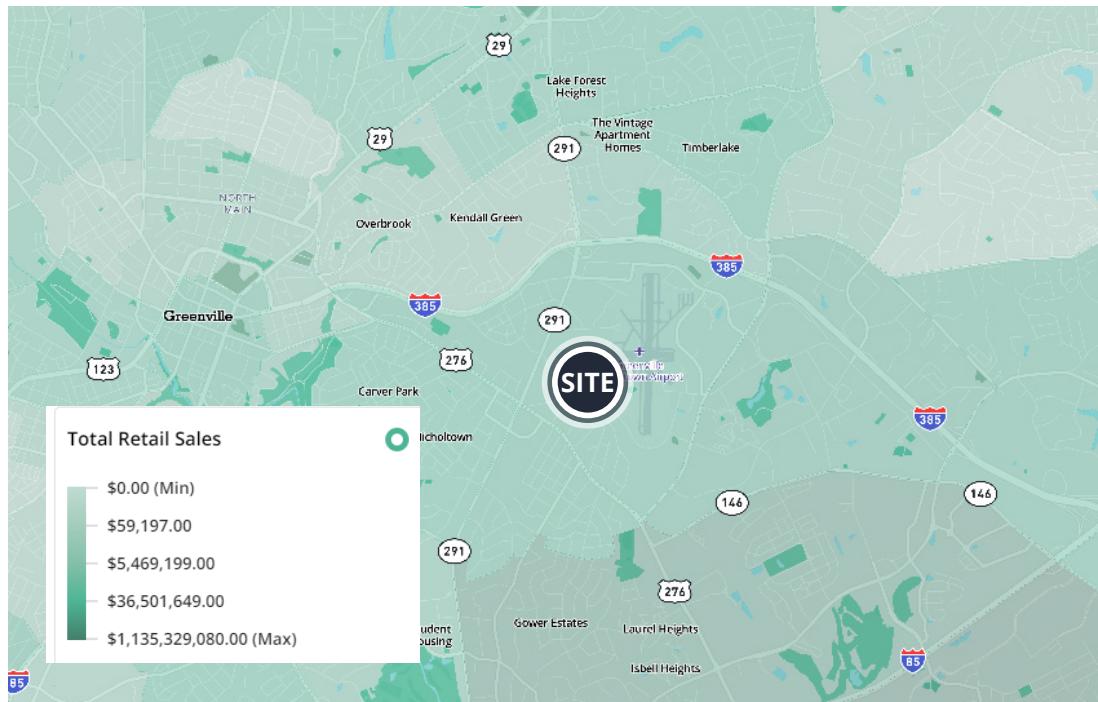


Conceptual site plan



Demographics

Demographics	5 minutes	10 minutes	15 minutes
Avg. HH Income	\$110,413	\$109,789	\$99,506
Median HH Income	\$65,901	\$71,578	\$67,835
2024 Population	17,063	90,813	236,966
2029 Proj. Population	17,849	95,750	250,213
Median Age	36.1	36.1	37.0
2024 Households	7,950	42,124	102,289
2029 Proj. Households	8,486	45,169	109,719



90,813*
Population



+7.9%*
Proj. Population (2026)



\$109,789*
Average HH Income



28,800/39,900*
Vehicles per day
Laurens Rd/South Pleasantburg Dr



\$37M*
Food/bev spending

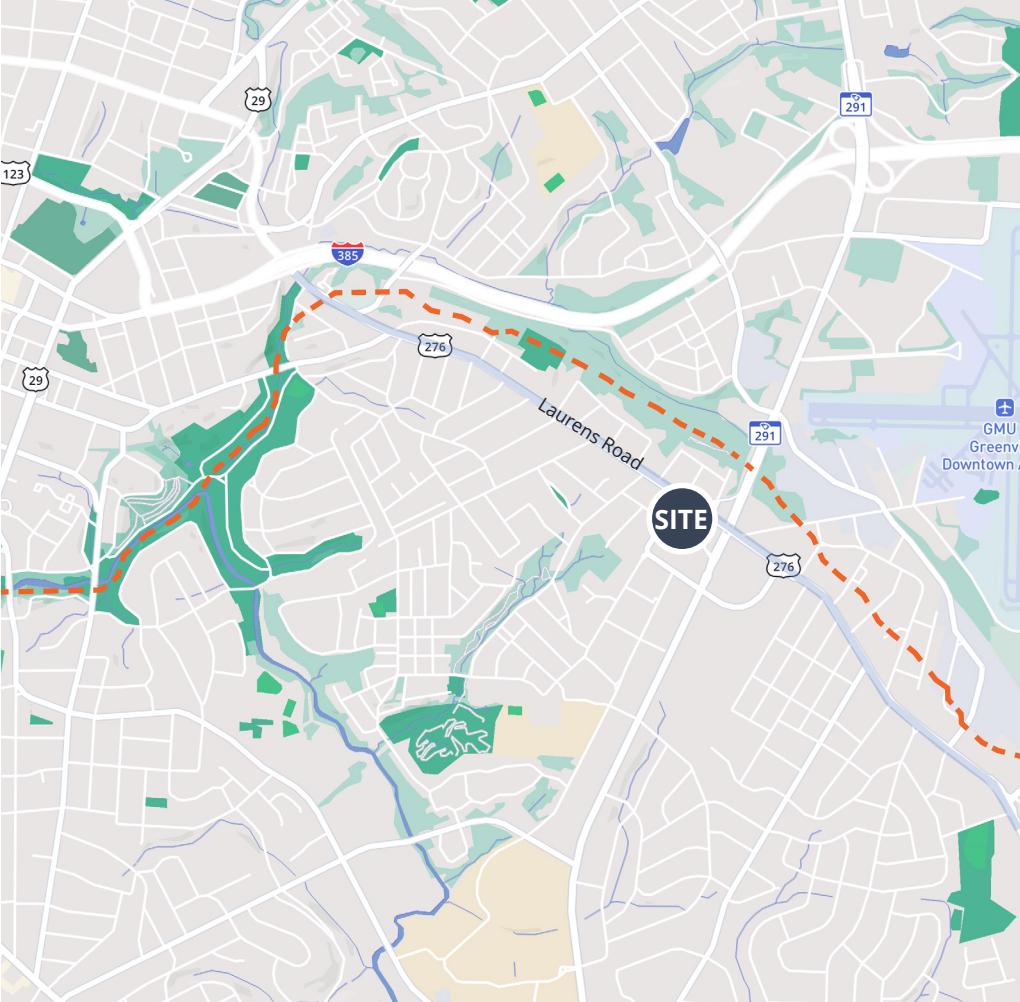
** 10 - minute demos*

Conceptual renderings



Property location





The Swamp Rabbit Trail

Running along the scenic Reedy River, the 22-mile Prisma Health Swamp Rabbit Trail links Travelers Rest to Greenville along a historic railroad corridor. Opened to the public in 2009, the trail has experienced continual growth and offers fun, non-motorized recreation and transportation opportunities to residents and visitors.

The development of the trail caused a boom of development, with bike rental shops, local eateries, breweries, retail shops, and housing popping up along the esplanade. Views of the Reedy River are plentiful along the trail.

The recently completed "Green Line" extension is a \$6 million, four-and-a-half-mile extension of the trail from Cleveland Park along Laurens Road to CU-ICAR. The extension has sparked residential and commercial investment along the Laurens Road corridor, and, according to consulting firm Stantec's master plan for the extension, property values over the next 10 years for area communities, whose socioeconomic statuses vary, are predicted to increase by \$1.5 billion.

**Everywhere that trail runs
there's been a real influx
of economic development.**

– Greenville County Councilman, Joe Dill

9.7%

of trail activity is
work commuting

85%

sales increase for
nearby businesses

47.5%

increase in retail
price/sf in 5 years

1M

trail users in 2024
Y-T-D



For more information:

James McKay
Vice President
+1 864 448 0628
james.mckay@avisonyoung.com

Harris Houser
Associate
+1 864 413 8924
harris.houser@avisonyoung.com

POINT  PLACE

**AVISON
YOUNG**