

N. MAIN

WELCOME, PLEASE COME AND EAT, SHOP, DINE, SIP, FIND, RECHARGE, BROWSE,
RELAX, PAMPER, STROLL, LINGER, MEET, GRAB, WATCH, GATHER, AND ENJOY

505 North Main Street
Greenville, South Carolina 29601



505 North Main Street will undergo a comprehensive redevelopment into a modern retail destination. Situated on Main Street, the **42,274 sf** shopping center will become a premier shopping and dining destination in downtown Greenville, South Carolina.

N. Main is prime for grocery, fashion, restaurant, coffee, general convenience, and fitness + wellness tenants seeking a Main Street address with the convenience of surface-level parking in the heart of Greenville's award-winning downtown.

AREA HIGHLIGHTS

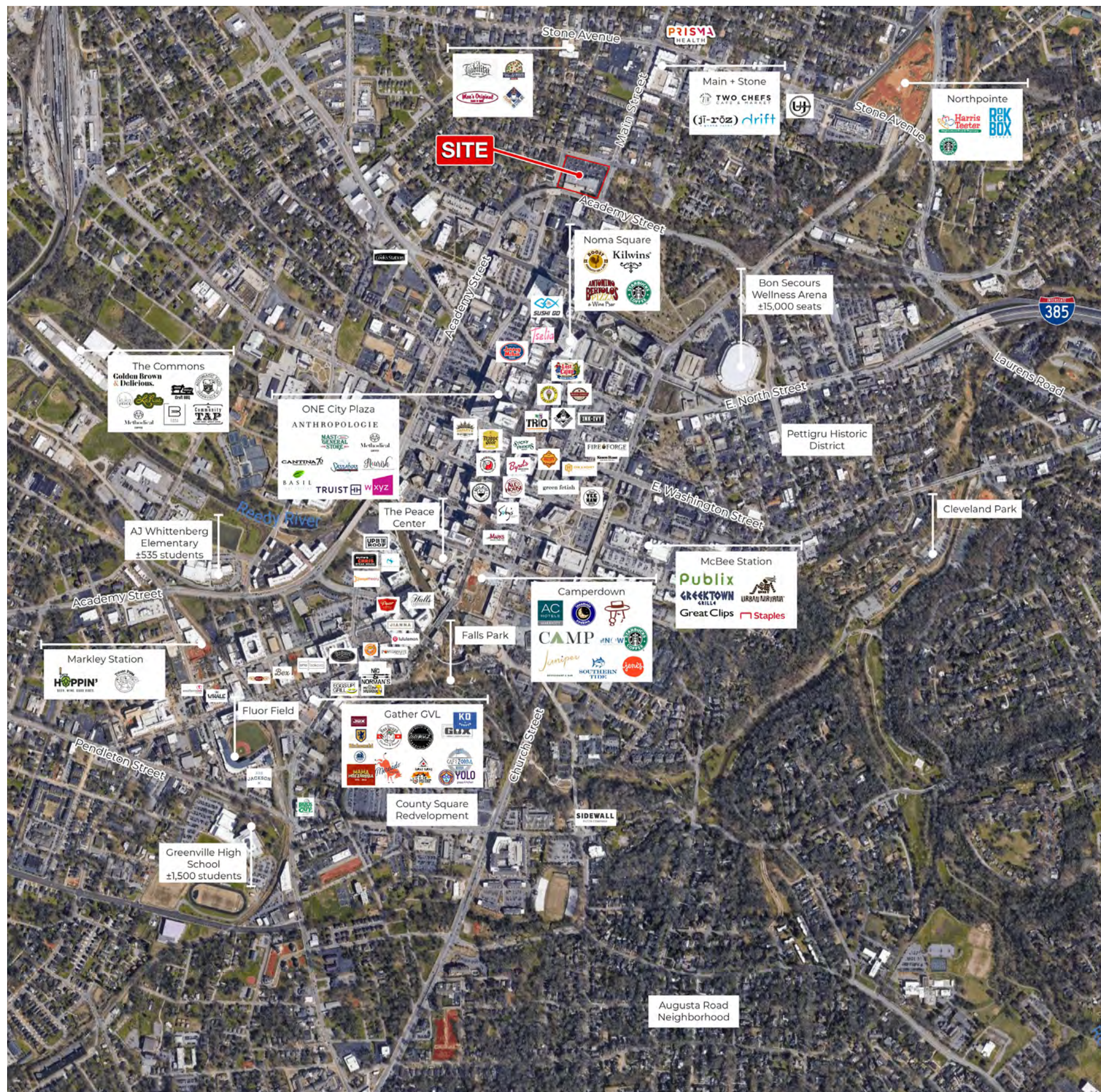
Tremendous retail, office, multi-housing, and hospitality demand in the area

Ease of access to all parts of the city with immediate proximity to Hwy 385 and 85

Located directly across the street from McPherson Park, a popular destination for locals and tourists alike

Immediately adjacent to high demographic single and multi-family housing

Close proximity to North Main, Downtown, and Augusta Road - three of the most affluent neighborhoods in Greenville









LOCATION

N. Main is located on Main Street in the heart of downtown Greenville and adjacent to Greenville's premier North Main residential neighborhood

N. Main is 1 mile from Falls Park on the Reedy, 1.2 miles from Unity Park, and 1.5 miles from Flour Field

N. Main is walking distance to tourist destinations, natural amenities, shopping, and established local restaurants



GREENVILLE, a place of *charm*

2025 Best Places to Retire
- *Forbes*

Home to 15 colleges and universities,
including Furman University & Clemson

\$45.4M+ generated in visitor tax revenue, and
\$2.3B in tourism economic impact

4th Fastest Growing City per
the U.S. Census Bureau

7 Million Visitors Annually



OUR CUSTOMERS

RESIDENTS

Where they live in Greenville: North Main, Downtown, Overbrook, Gower, Parkins Mill, Augusta Road, West Greenville

Annual average household income is \$133,000

The median house value in a one-mile radius is \$517,000

Thousands of apartments in a one-mile radius

Within a three-mile radius, daytime population exceeds 120,000 people

VISITORS

1.5 million population in Greenville metro

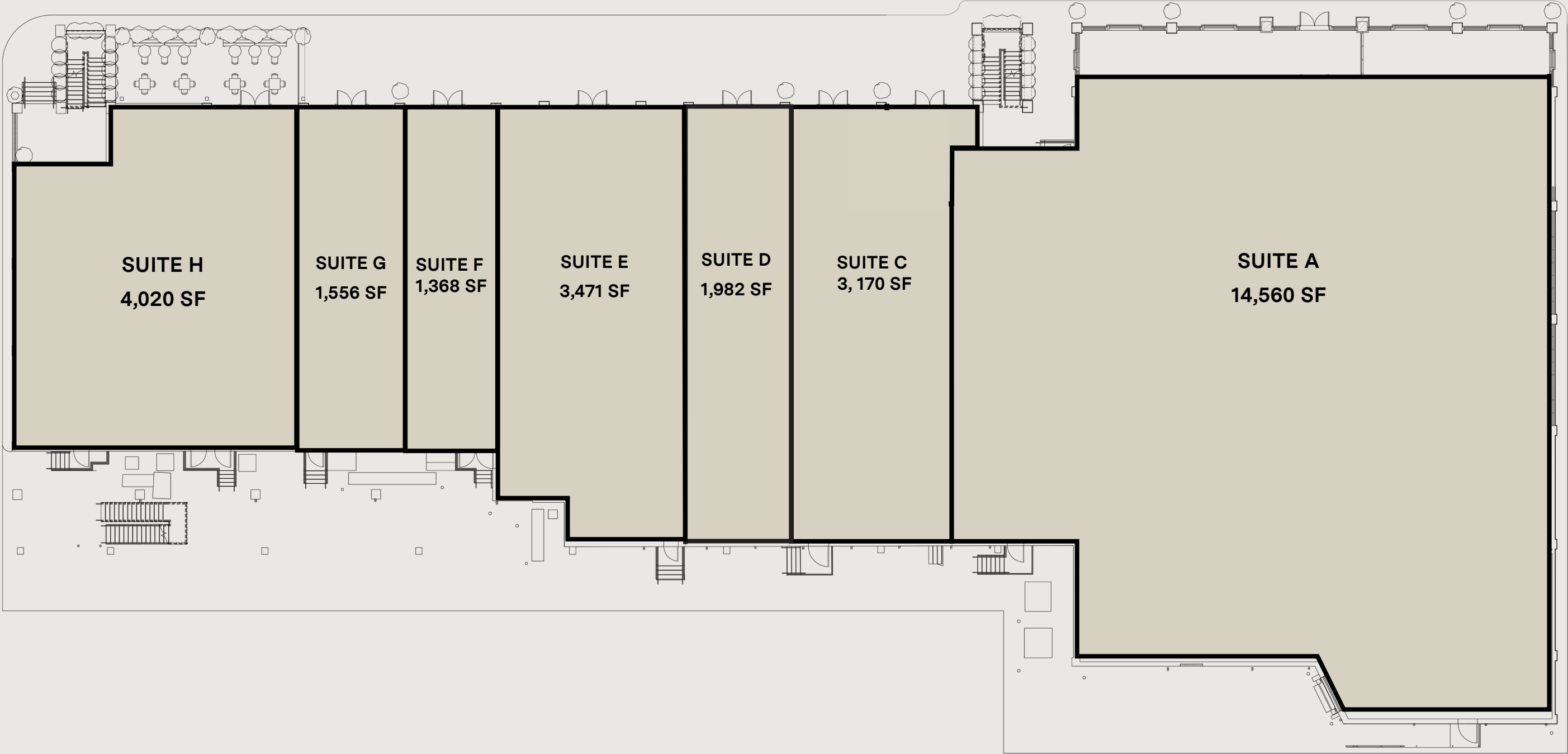
7.4 million population within 100 miles

Over \$1 billion in annual visitor spending

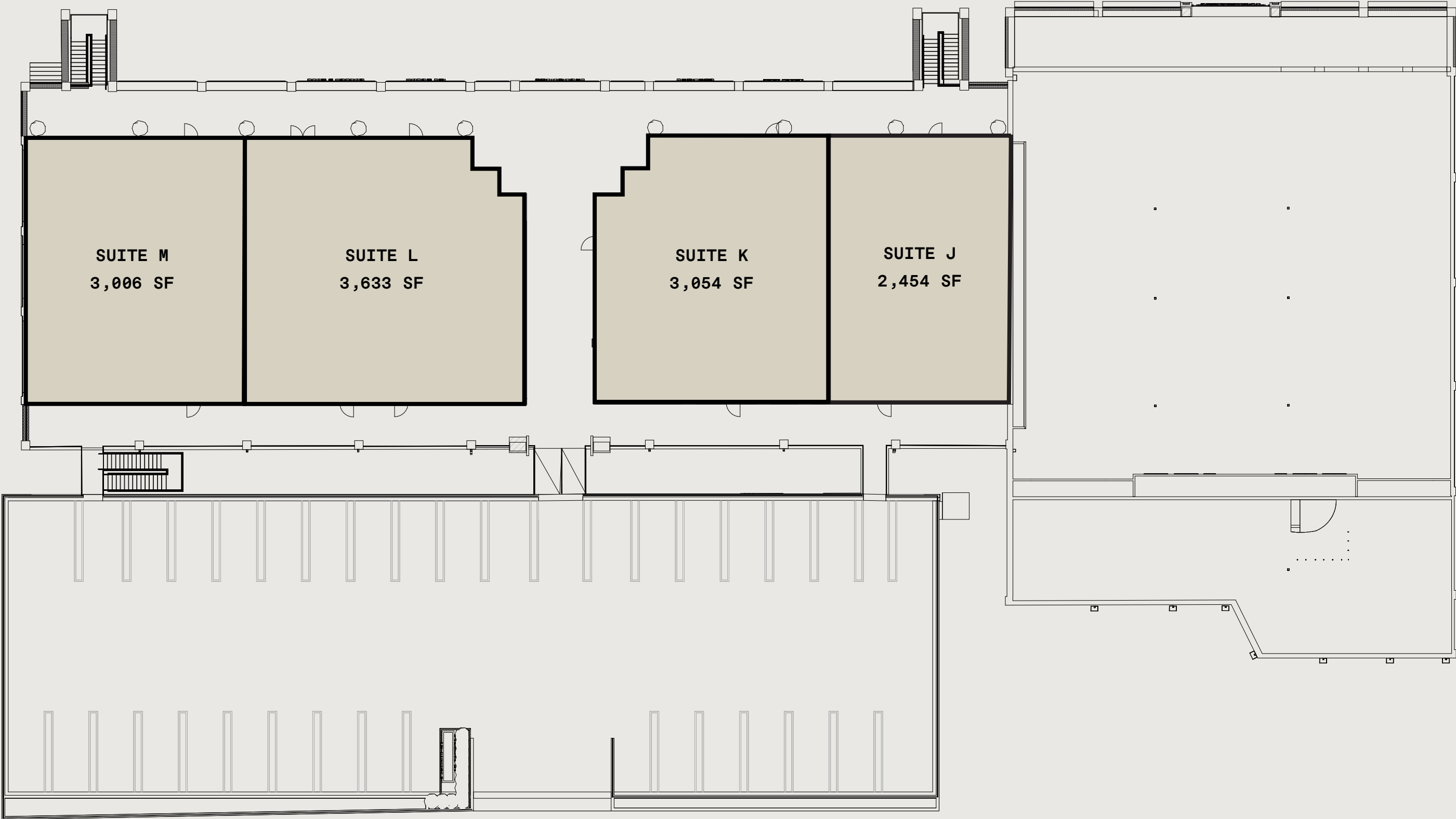
Over 7 million visitors annually



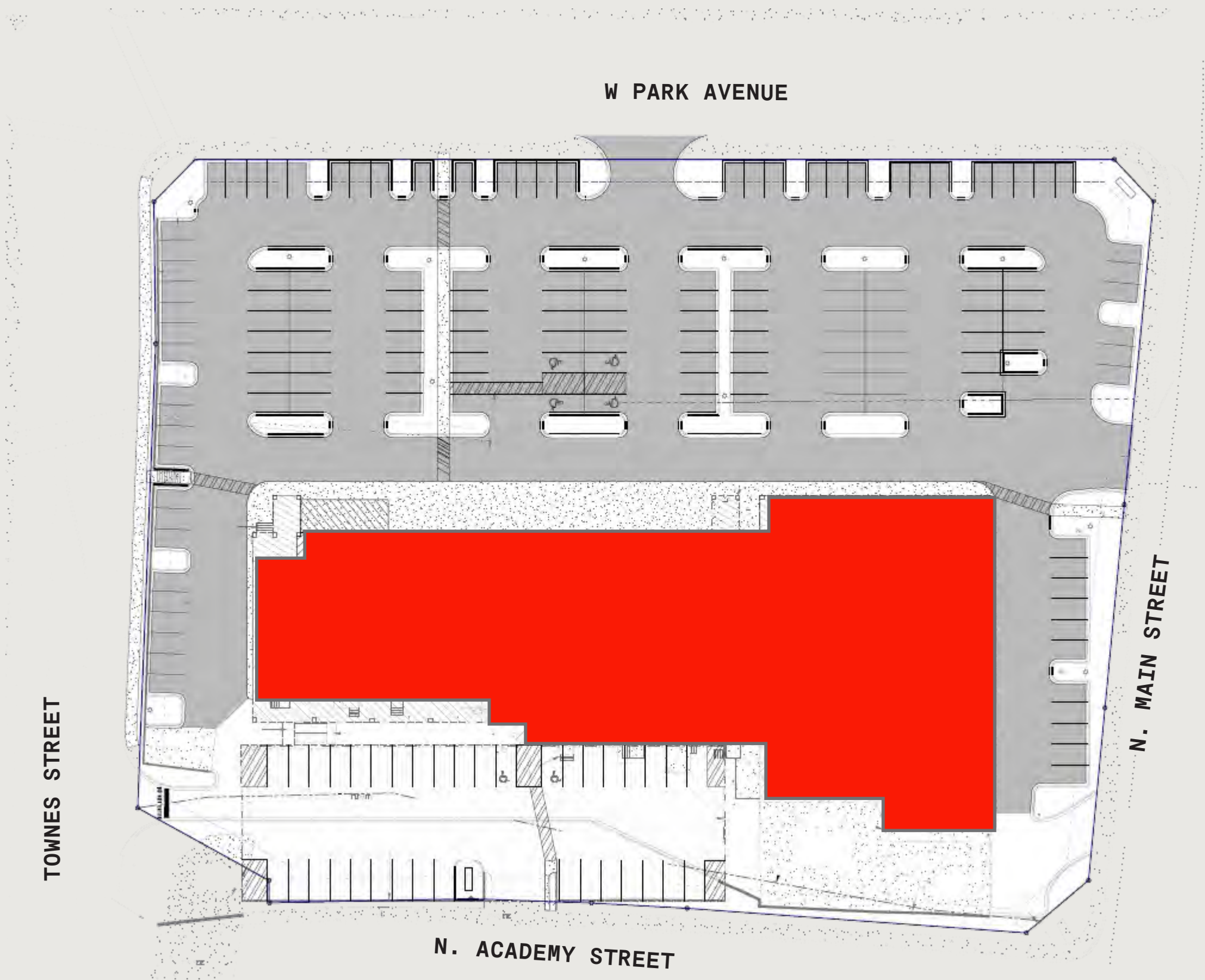
FLOOR PLAN | FIRST FLOOR



FLOOR PLAN | SECOND FLOOR



SITE PLAN



PARKING

Parking Deck: 36 Spaces

Surface Lot: 140 Spaces

Street Parking: 9+ Spaces

Total Parking: 185 Spaces

MERCHANDISING VISION

HOME FURNISHINGS



FASHION



WELLNESS & BEAUTY



GROCERY



GREENVILLE'S EVERYDAY GATHERING PLACE

LEASING

Cortney Carter

217-A East Washington Drive,
Greenville, SC 29607
p: 864.752.0302
e: ccarter@collettre.com

Brayden Wynn

217-A East Washington Drive,
Greenville, SC 29607
p: 864.752.0304
e: bwynn@collettre.com

Ownership



Oxford Capital Partners



NORTHPOUND
PARTNERS

Leasing



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Greenville, South Carolina 29601