

THE HISTORIC

# JUDSON MILL

1912 GREENVILLE 2018

SOUTH CAROLINA



**FOR LEASE**

Landmark Mill Redevelopment  
Greenville, South Carolina

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**AVISON  
YOUNG**

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## THE ANNEX

The retail hub of Judson Mill, this building features a full service restaurant, retail spaces facing the central courtyard, and spec office space. Opportunities also available for experiential retail & art spaces.



## HIGHLIGHTS

- Flexible space options for office and retail uses
- Fully leased onsite apartments with ±350 residents
- Close proximity to downtown Greenville
- Notable tenants include:

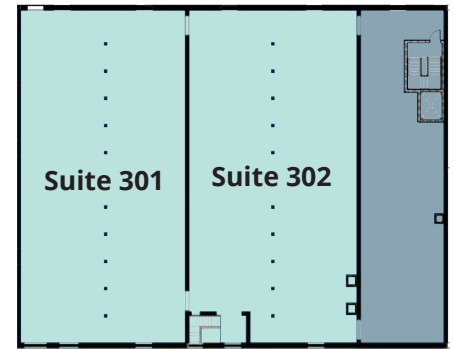
Bloc Haven Climbing  
Magnetic South  
Brewery  
HRP Engineering  
Play Café  
Feed & Seed  
The Foundry  
High Spirits Hospitality  
SeamonWhiteside



# AVAILABILITIES

Suite 101	±4,687 sf	Suite 202	±5,706 sf
Suite 102	±5,145 sf	Suite 301	±5,800 sf
Suite 103	±5,797 sf	Suite 302	±5,720 sf

Contact broker for pricing



UPPER LEVEL

AVAILABLE RETAIL/OFFICE
  COMMON



LOWER LEVEL



MAIN LEVEL

# CAMPUS OVERVIEW

An adaptive reuse mill development, Judson Mill includes a dynamic mix of office, retail/entertainment and residential spaces, all centered around creating a sustainable, vibrant community for residents, surrounding friends and neighbors.

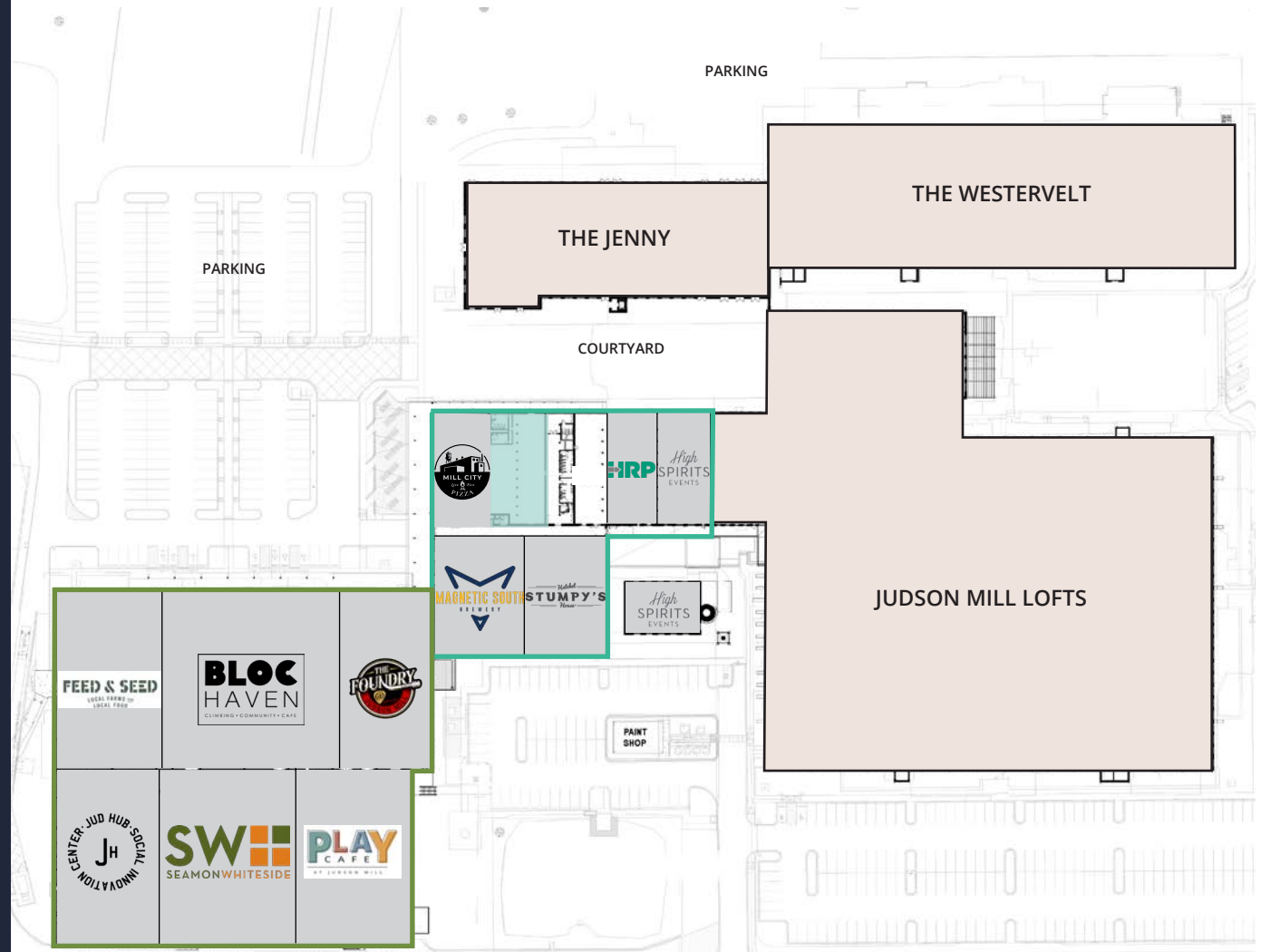
**The Annex**  
Retail/office ±100,500 sf

**The Warehouse**  
Retail ±107,000 sf

**The Lofts**  
Residential 204 Units  
100% Occupancy

**The Jenny**  
Residential ±55,000 sf

**The Westervelt**  
Residential ±157,000 sf



**181**  
PLANNED  
RESIDENTIAL UNITS

**+195K**  
SF RETAIL, RESTAURANT,  
+ WORK SPACE

**204**  
EXISTING RESIDENTIAL  
UNITS + AMENITIES

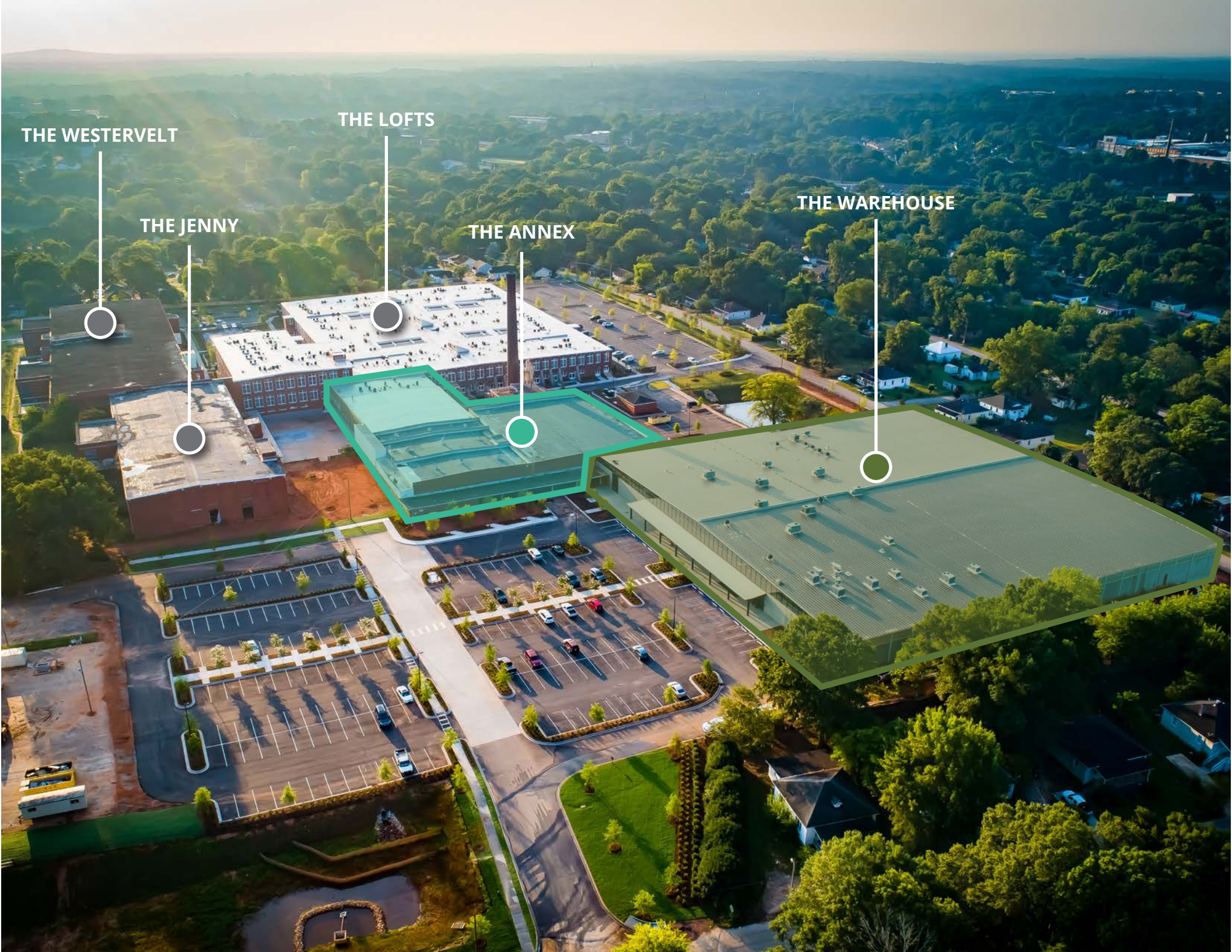
THE WESTERVELT

THE LOFTS

THE JENNY

THE ANNEX

THE WAREHOUSE



# POINTS OF INTEREST

**24,600**

Vehicles per day on Easley Bridge Road

**77,244**

People live within a five-mile radius

**\$95,174**

Average household income in a five-mile radius by 2028



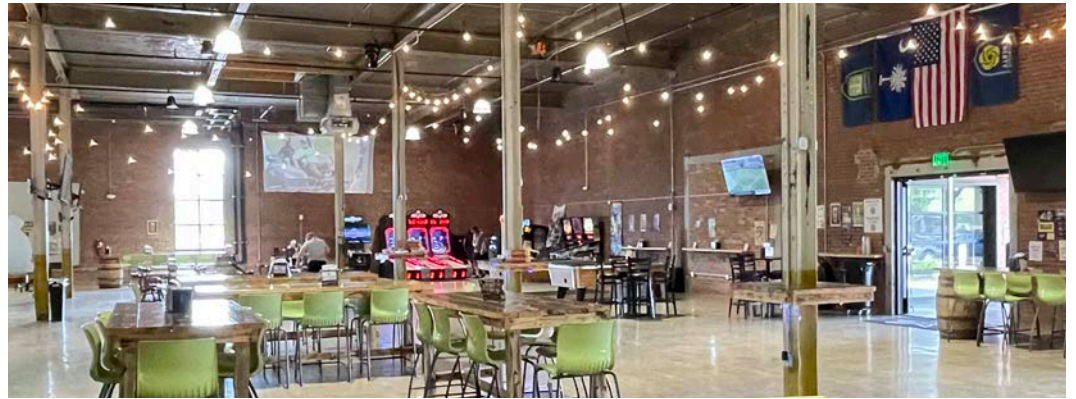
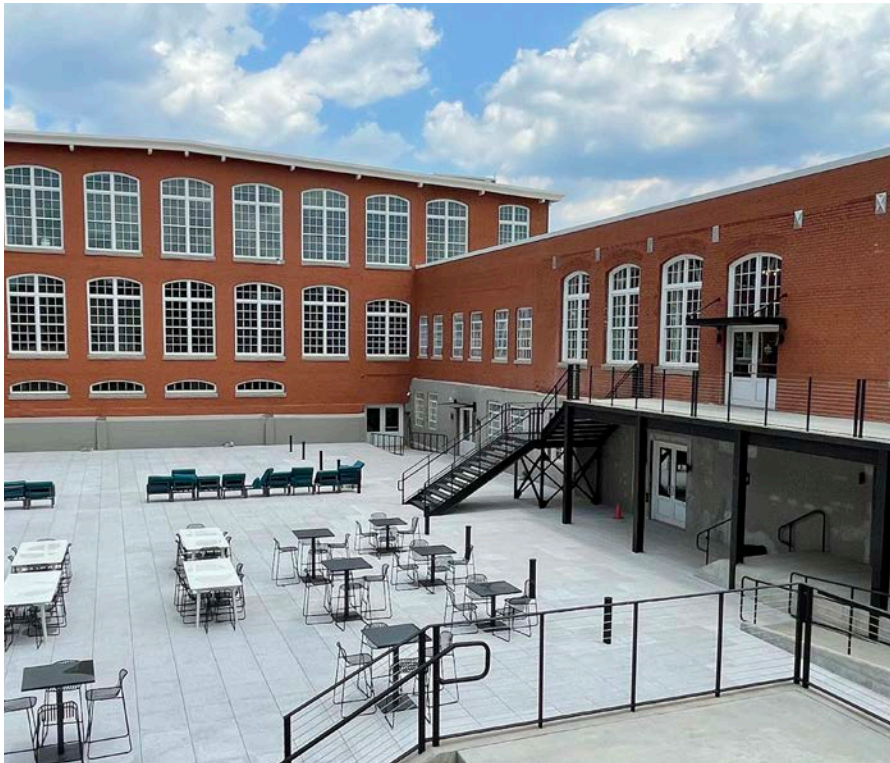
# AMENITIES+SITE ACTIVATION

## Live+Work+Play

Once the largest textile mill in Greenville County, Judson Mill was more than a workplace. It was a thriving community of friends and neighbors.

Today, Judson Mill's greenspaces once again provide the opportunity for the community to gather for a variety of outdoor programming and activities.

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## HISTORIC DETAILS

More than just cause for excitement, the revitalization of Judson Mill is a point of local pride. It offers a model for sustainable community development by repurposing existing buildings and infrastructure, and fosters a strong community while benefiting the entire region.

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**BUILT IN 1912.  
REIMAGINED IN 2018**

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Architectural details like 100-year old masonry, oversized windows and original timber beams pay homage to the community's rich history, and provide a one-of-a-kind backdrop for a variety of retail and office users.





# UPSTATE SOUTH CAROLINA

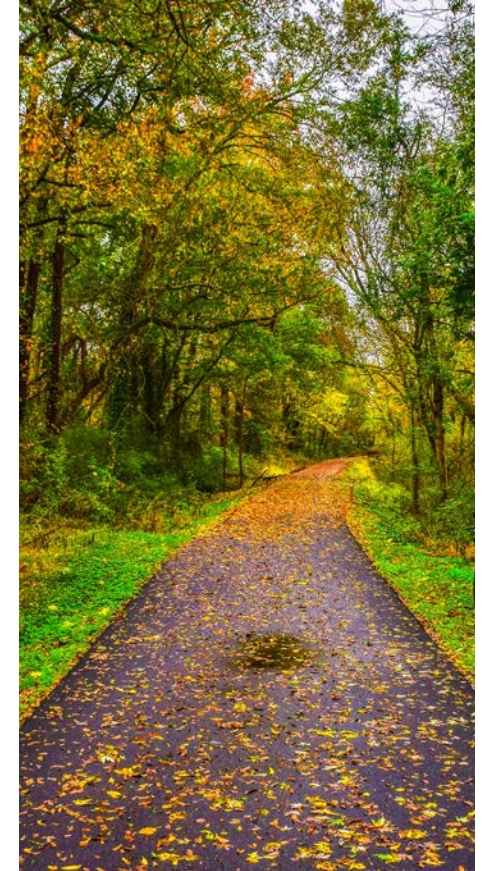
Nestled in the foothills of the Blue Ridge Mountains, the Greenville-Spartanburg area has combined traditional southern charm, stunning natural beauty and an unexpected “contemporary cool” to create one of America’s hottest emerging destinations and fastest growing cities.



## No. 4

Best Small City in the United States

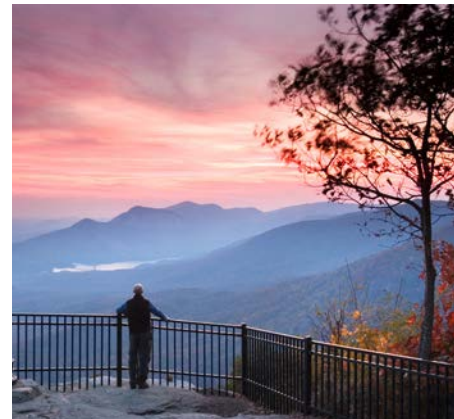
CONDÉ NAST TRAVELER, OCTOBER 2023



## No. 6

The South’s Best Cities 2024

SOUTHERN LIVING, APRIL 2024



Home to over

## 201

Fortune 500 companies

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**JUDSON MILL**  
1912 GREENVILLE 2018  
SOUTH CAROLINA

Walk the campus with us - schedule a tour today.

701 Easley Bridge Road  
Greenville, SC 29611

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