

215 TRADE ST.

Greer, SC

PRESENTED BY REEDY RIVER RETAIL
at SVN PALMETTO





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OVERVIEW

215 TRADE ST.



Reedy River Retail at SVN Palmetto is proud to present a rare chance to lease a fully built-out, two-story food & beverage destination in the heart of downtown Greer's revitalized "Greer Station." The city's recent \$10M+ streetscape overhaul transformed Trade Street into a pedestrian-oriented brick-paver corridor—creating one of the Upstate's most walkable, experiential shopping and dining environments.

Home to Cartwright Food Hall, the historic building was reimagined in 2022 as a modern food hall concept. The ground floor features soaring ceilings with decorative tin panels, exposed brick walls, polished concrete floors, expansive storefront glass, and multiple turnkey vendor bays with custom millwork. The space could support a variety of concepts—from craft bar or taproom, chef-driven farm to table, or a signature full-service restaurant.

A dramatic open stair leads to the second level, which offers an additional bar build-out, hardwood floors, exposed trusses, flexible seating, and striking mural art—creating a memorable setting for dining, private events, or lounge/bar activation. Both levels total approximately 5,400 SF, with $\pm 2,700$ SF per floor.

Surrounded by destination restaurants, boutiques, and entertainment concepts, 215 Trade sits within one of the Upstate's fastest-growing downtown districts. Regular city-sponsored events, string-lit evenings, and strong foot traffic further support a high-performing F&B operator.

Offered at \$32/SF NNN, this is a plug-and-play flagship opportunity for a restaurant, food hall operator, brewery, bar, or experiential food-and-beverage brand seeking a highly designed environment with immediate market presence.



EXECUTIVE SUMMARY

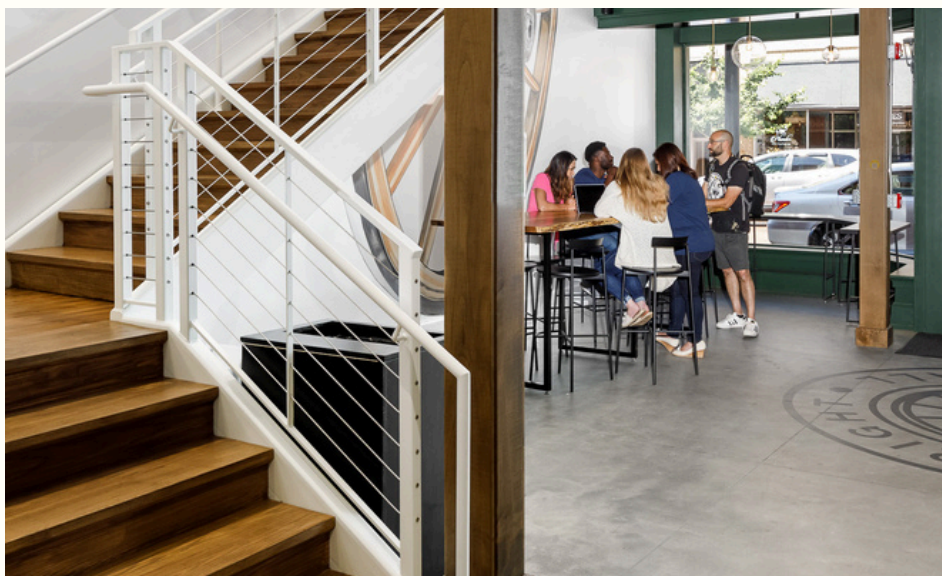
ADDRESS	215 Trade Street
SQ. FT.	Floor 1: ±2,700 SF Floor 2: ±2,700 SF Carriage House: ±1,200 SF
RENOVATED	2022
LEASE RATE:	Main Building \$32.00 SF NNN (\$14,400/MO) Carriage House \$35.00 SF NNN (\$3,500/MO)
FOOD HALL:	Business and FF&E for sale, contact broker for details





1ST FLOOR PHOTOS

215 TRADE ST.



2ND FLOOR PHOTOS

215 TRADE ST.



CARRIAGE HOUSE PHOTOS

215 TRADE ST.



RETAILER MAP

215 TRADE ST.



GREER STATION

GREER STATION — WHERE HISTORIC CHARM MEETS MODERN MOMENTUM AT THE HEART OF THE UPSTATE.

Greer is strategically positioned between Greenville and Spartanburg with direct access to I-85, Highway 14, Highway 101, and Highway 29, providing exceptional connectivity across the Upstate and Southeast.

Proximity to Greenville - Spartanburg International Airport, BMW Manufacturing, and the I-85 industrial corridor continues to drive population growth, employment, and daytime traffic.

At the city's core, Greer Station has seen significant public and private investment, transforming downtown into a vibrant, walkable destination with enhanced streetscapes, gathering spaces, and a growing mix of restaurants, boutique retail, and community events—supporting sustained demand for retail and service-oriented uses.



REGION OVERVIEW

215 TRADE ST.



Located in the rapidly growing Upstate of South Carolina, Greer sits just outside of Greenville, midway between Charlotte, NC, and Atlanta, GA.

\$105,653 Avg. HH Income
5-mile radius

321,061 Population
10-mile radius

13,100 VPD on S. Main St.



MEET OUR TEAM



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