

# FOR SALE

## 204 MILLS AVENUE GREENVILLE, SC 29605

**TWO-STORY, RENOVATED OFFICE  
BUILDING FOR SALE NEAR  
DOWNTOWN GREENVILLE AND  
THE AUGUSTA ROAD COORIDOR**



T. Cox  
864.747.0602

All information deemed reliable, but not guaranteed.

**KDS**   
**CAINE**  
COMMERCIAL REAL ESTATE





### AVAILABLE SPACE

**Address:** 204 Mills Avenue,  
Greenville, SC 29605

**Sale Price:** \$895,000

**Available SF:** ±2,457 SF

### PROPERTY HIGHLIGHTS

- **Main Level:**

- 10-Foot exposed ceilings create an open, comfortable work environment
- The open work area includes a central fireplace, providing a cozy focal point for the space
- The kitchen and half bath offer convenience, and the conference room can accommodate up to six people
- Large windows on both the front and rear of the building bring in plenty of natural light

- **Second Level:**

- The second floor includes four private offices, ideal for focused work or meetings
- A copy room and a full bathroom are also located on this level, providing added functionality

- **Accessibility & Location:**

- The main level is fully ADA compliant, including ADA-compliant ramps at both the front and rear entrances
- The building is just minutes from downtown Greenville and Augusta Road amenities, with easy access to I-185, I-385, and Greenville Memorial Hospital
- With 60-feet of frontage on Mills Avenue, the property has good visibility, with an average daily traffic volume of 26,500 cars

- **Parking & Additional Details:**

- There are 6 private parking spaces available on-site
- The location provides opportunities for signage and visibility

This office building is a practical and well-located space for any business. Contact us to learn more or to schedule a tour.



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## PROPERTY PHOTOS



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HEAT MAP



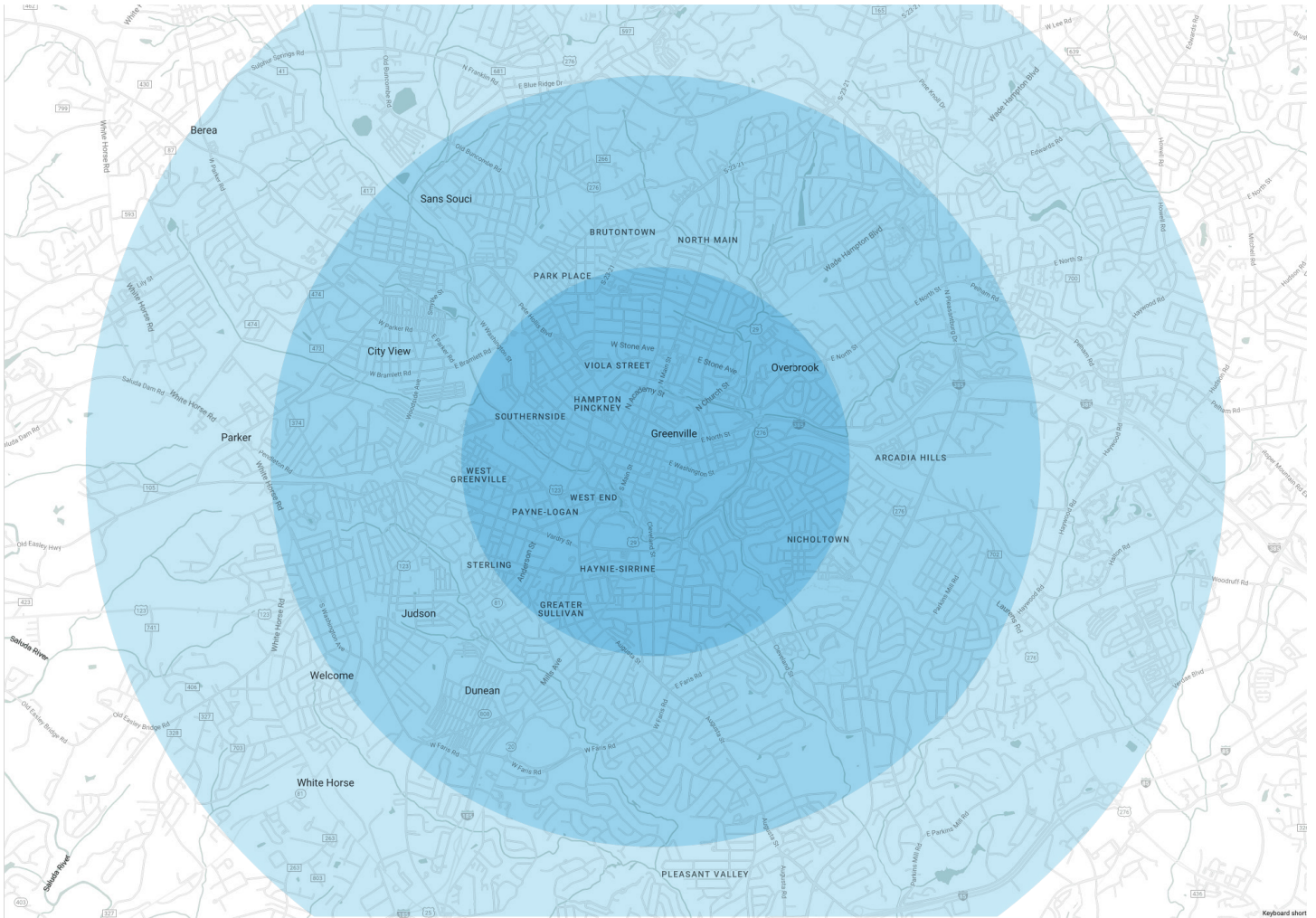
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# POPULATION & ECONOMIC DATA



	2 Miles	5 Miles	10 Miles
2029 Population Projection	53,708	197,663	464,303
2024 Population Estimate	47,664	178,112	421,912
2020 Census	39,033	162,132	396,512
Population Growth 2024-2029	12.68%	10.98%	10.05%
Population Growth 2020-2024	22.11%	9.86%	6.41%
Median Age	37.70	36.6	38.4
Average Age	39.1	38.3	39.4
High School Graduate	19.3%	21.56%	20.91%
Bachelors Degree	24.91%	21.66%	22.32%
Advanced Degree	17.87%	12.99%	13.41%
Average Household Income	\$106,504	\$115,777	\$117,405
Media Household Income	\$74,957	\$81,904	\$83,132



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## WHY GREENVILLE?

### IT ALL STARTS DOWNTOWN

The revitalization of downtown Greenville has turned the business district into one of the most livable, vibrant communities in the city - and it's only getting better. Intensely planned urban-style development has created a widespread variety of restaurants, nightspots, parks, plazas, and urban residences that leave those who live here with an endless list of activities and entertainment. Residents and visitors enjoy 122 acres of parks, walking and biking trails.

A true gem within the downtown area is Falls Park on the Reedy River, which has been recognized by TripAdvisor as one of the "Top 10 Parks in America." Encompassing 32 acres, this park is an oasis, seamlessly bridging the gap between modern downtown and the historic West End. Residents benefit from its well-connected pedestrian paths and greenways, offering easy access to the Prisma Health Swamp Rabbit Trail System and Unity Park.

### TRUST THE EXPERTS

#3 Friendliest City  
*Southern Living*

#4 Best Places to Live in the United States  
*U.S. News and World Report*

The Coolest Small Cities in the U.S.  
*Thrillist Travel*

Best Places for Young Professionals in South Carolina  
*Niche.com*

Best Small Towns in America: Best for Good Eats  
*Men's Journal*

Top 10 America's Next Great Food Cities  
*Food & Wine*





## LOCATION, LOCATION, LOCATION

1.6 Million People  
10 Upstate SC Counties

More Than 575  
International Companies

#3 GDP Worldwide  
At \$6.0T, the Southeast United State GDP  
Ranks #3 in the World.<sup>1</sup>

160 New Locations  
More than 160 companies have announced  
new locations in the Upstate over the last 5  
years.



## A CRITICAL MANUFACTURING HUB



## SOUTH CAROLINA IS OPEN FOR BUSINESS

# #1

State for Manufacturing in 2022  
*Site Selection Group*

# #2

State for Doing Business  
*Area Development*

# #1

Fastest Growing  
State in the U.S.





**REAL RELATIONSHIPS, NOT JUST REAL ESTATE**

**VERDAE OFFICE**

340 Rocky Slope Road  
Suite 302  
Greenville, SC 29607

**DOWNTOWN OFFICE**

117 Williams Street  
Greenville, SC 29601

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Information contained herein has been obtained from sources deemed reliable, but we cannot guarantee it. All property information is subject to change or withdrawal without notice.