



DISTRICT  MIDTOWN

500 Congaree Road
Greenville, SC 29607

New Mixed-Use Retail

- Rare small suite opportunities:
±943-1,010 SF
- Adjacent suites can be combined
- Directly across from Haywood Mall
- Central location with large trade area
- 337 on-site apartments
- Contact broker for pricing

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Site Summary

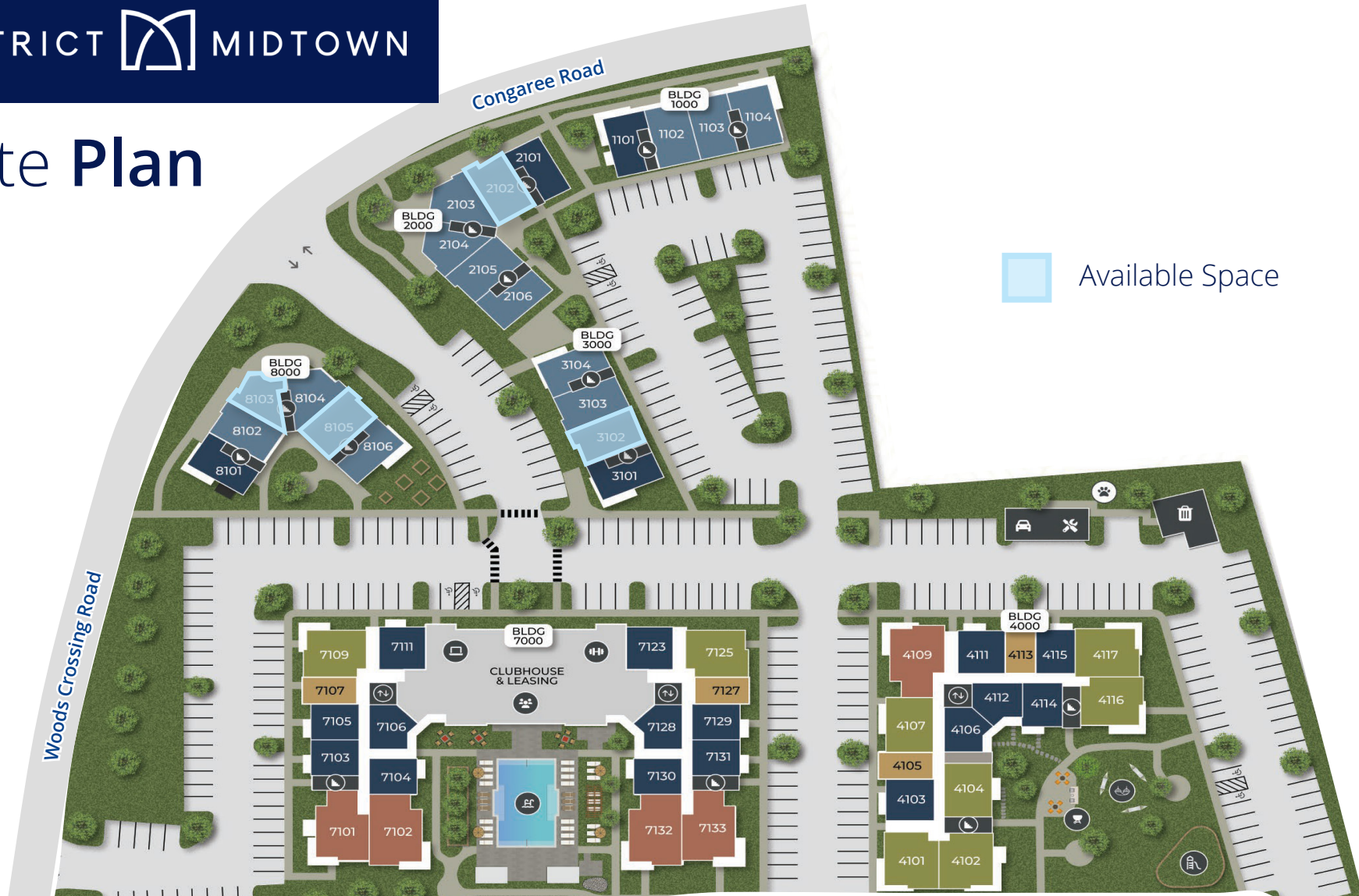
Located off Haywood Road, ± 0.1 miles away from Haywood Mall and ± 0.8 miles from Patewood Medical Campus.

Surrounded by numerous national brands including Dillards, Macy's, Verizon, TJ Maxx, DSW, Barnes and Noble, and more.

Retail suites offer exceptional visibility, small footprints, economical deal structures, and access to 337 on-site apartments.



Site Plan



Building 1000

1102	Harvest Wealth
1103	
1104	Liberty Mutual Insurance

Building 2000

2102	1,010 SF
2103	Golden & Green Hair Co.
2104	Solé Espresso Bar
2105	The Greenville Spark
2106	Wyldlight Studio

Building 3000

3102	1,008 SF
3103	Lashbar
3104	Fresh Monkee

Building 8000

8102	Bryans Sports Mem.
8103	943 SF
8104	Ro & Co.
8105	1,006 SF
8106	Waffle Drop

Aerial Map

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DEMOGRAPHICS

Population



	1 MILE	3 MILES	5 MILES
(2010)	5,070	55,405	151,533
(2025)	7,657	66,370	182,953
(2030)	8,189	70,430	195,722

Households



	1 MILE	3 MILES	5 MILES
(2010)	2,986	24,265	64,774
(2025)	4,330	31,220	82,572
(2030)	4,763	33,844	90,096

Average HH Income



	1 MILE	3 MILES	5 MILES
(2025)	\$77,445	\$118,372	\$124,075

Business Summary



	1 MILE	3 MILES	5 MILES
Businesses	1,226	4,508	11,720
Employees	18,486	55,067	138,119

Source: Esri Business Analyst

Traffic Counts



20,400 VPD HAYWOOD RD. (2025)
115,600 VPD I-385 (2025)



Greenville, SC



BEST SMALL CITY IN THE
UNITED STATES
conde nast traveler, 2022

ONE OF FIVE
BEST PLACES
TO RETIRE *aarp*

NAMED #1
MICRO-CITY OF THE FUTURE
IN THE WESTERN HEMISPHERE
financial times

TOP 10 BEST PLACES
TO LIVE
livability

THE SOUTH'S MOST
'TASTEFUL' *forbes*
SMALL TOWNS

RANKED 3RD
STRONGEST JOB
MARKET IN AMERICA
bloomberg businessweek

FASTEST GROWING CITY IN THE NATION
RANKED 9TH
cnn money

3rd MOST SCENIC
BIKE TRAIL ACROSS AMERICA
ny post

BEST PLACES FOR YOUNG
PROFESSIONALS
niche



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