



HAMPTON -STATION-

Hampton Station in Greenville, SC, is an emerging commercial hub blending historic charm with modern amenities. Once home to a textile mill, this revitalized area now offers a variety of commercial spaces, including office suites, retail storefronts, and industrial-style facilities. The adaptive reuse of the site has preserved its character, creating a unique atmosphere that attracts creative businesses, tech firms, and local entrepreneurs.

- ✓ Strategically located just minutes from downtown Greenville
- ✓ Connected to the Swamp Rabbit Trail
- ✓ Meeting and Conference Rooms

Contact Us

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Property Overview

Features

- Spaces start at ± 299 SF up to ±8,419 SF
- ±6,300 SF restaurant space will be available January 1, 2025
- Well-located just 2 miles from downtown and on the Orange Line of the popular Swamp Rabbit Trail recreational path
- New ownership to improve green space and upgrade facades.
- Proximity to over 700 residential units, including Water Tower Apartments, Riverside Apartments, The Lofts of Greenville, and newly approved townhomes

Demographics

	1 mile	3 mile	5 mile
Population	10,323	82,092	162,462
Projected Pop	11,400	89,277	176,014
Employees	2,976	45,392	87,295
Households	4,260	35,106	69,389
HH Income	\$69,299	\$99,905	\$105,084



Traffic Count:

Pete Hollis Blvd. 16,713 VPD

Site Plan



For More Information
www.collettre.com

Property Photos



Landscape Rendering



Former White Duck Taco



Patio