



**AVISON
YOUNG**

END CAP W/ PATIO SPACE AVAILABLE

20-22 Liberty Lane

Greenville, SC

A MIXED-USE DEVELOPMENT IN THE HEART OF THE LAURENS ROAD CORRIDOR

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Overview

Property highlights

- First generation retail, restaurant, and office spaces
- End cap opportunity with patio space
- Estimated delivery Q4 2026
- Flexible floor plans
- Close proximity to Greenville's renowned Swamp Rabbit Trail
- Highly accessible location convenient to I-385, South Pleasantburg Road, Laurens Road, and downtown Greenville
- Infill location with high population density
- Potential Opportunity Zone incentives:
 - Qualified Gains investments have tax deferral until December 31, 2028
 - Opportunity Zone businesses can appreciate tax free over 10+ years
- Located across the street from Greenville Technical College and University Center, in the heart of the Laurens Road redevelopment corridor
- 134 parking spaces

Leasing information

Spaces	Size (sf)	Lease rate	Lease type
Available	±1,814 - 12,295	Call for pricing	NNN



Floor plans

Spaces	Size (sf)*	Lease rate	Availability
Suite 100A	7,069	Call for pricing	Available
Suite 100B	1,814	Call for pricing	Available
Suite 100C	7,695	Call for pricing	Available
Suite 101	3,177	Call for pricing	Available
Suite 102	2,700	—	Leased
Suite 103	2,447	—	Leased
Suite 104	3,055	Call for pricing	Available
Suite 105	6,448	—	Leased
Suite 106	8,093	—	At lease
Suite C1	5,000-12,295	Call for pricing	Available

*flexible floor plans ready to be configured to tenant's needs



Worthwhile builds custom software solutions that transform business outcomes. They create lasting value through technology and enable our clients' success by cultivating people who will ensure that our communities flourish for generations.

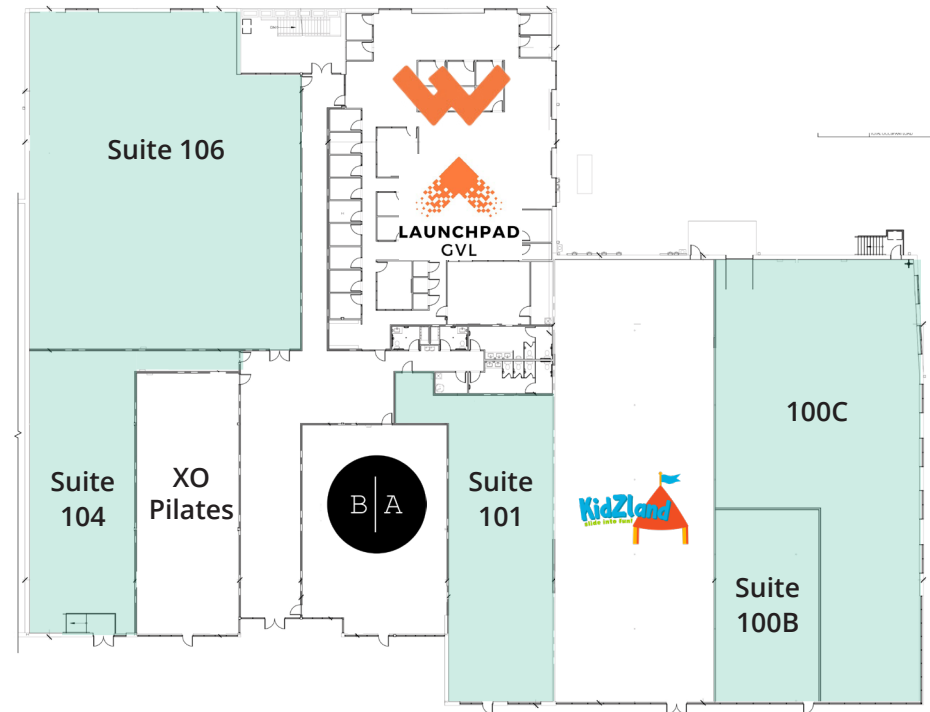


Barista Alley is so much more than just a cafe; it is a place that brings the community together. Whether it be to study, work, socialize, have a date night, or just relax, Barista Alley offers an experience that you will want to revisit over and over.

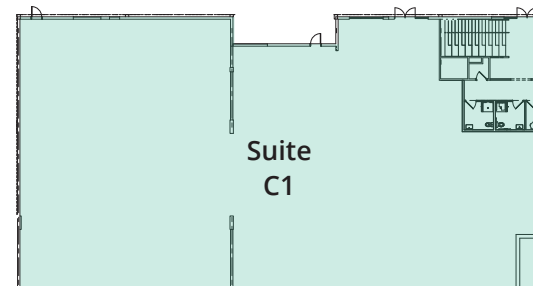


XO Pilates Co. delivers intentional movement experiences that help people feel stronger, healthier, and more connected. Through expert instruction, modern reformer Pilates, and a welcoming community, we inspire confidence and lasting well-being.

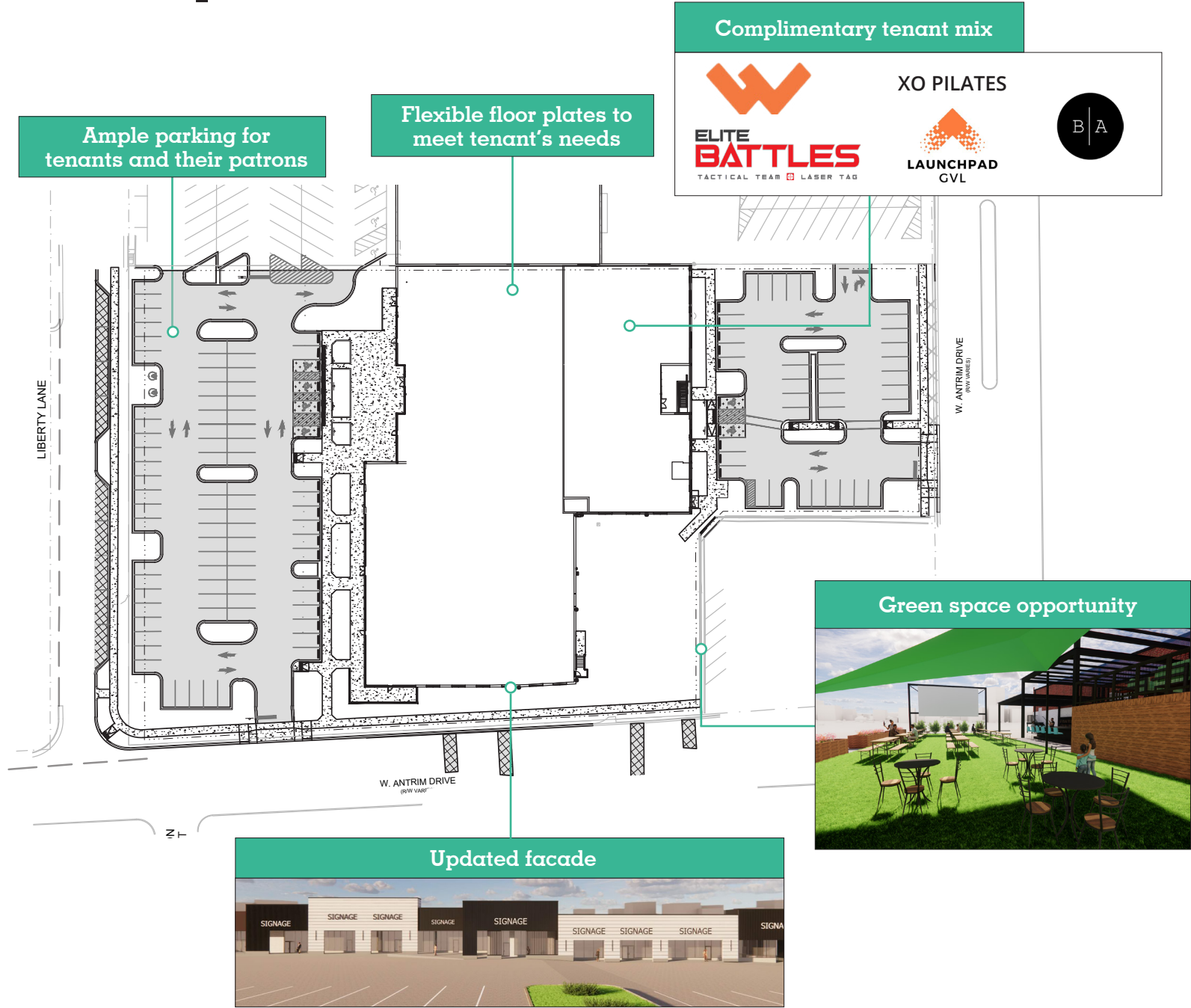
Main level



Lower parking level



Conceptual site plan



Demographics

Demographics	5 minutes	10 minutes	15 minutes
Avg. HH Income	\$120,413	\$132,348	\$112,308
Median HH Income	\$64,678	\$77,615	\$72,889
2025 Population	14,786	82,039	223,395
2030 Proj. Population	15,696	88,265	239,685
Daytime Population	26,028	153,639	317,349
Median Age	36.2	36.6	37.5
2025 Households	5,634	29,206	78,141
2030 Proj. Households	7,608	42,563	108,144



82,039
Population



+ 1.4%
Proj. Population (2026)



\$132,348
Average HH Income

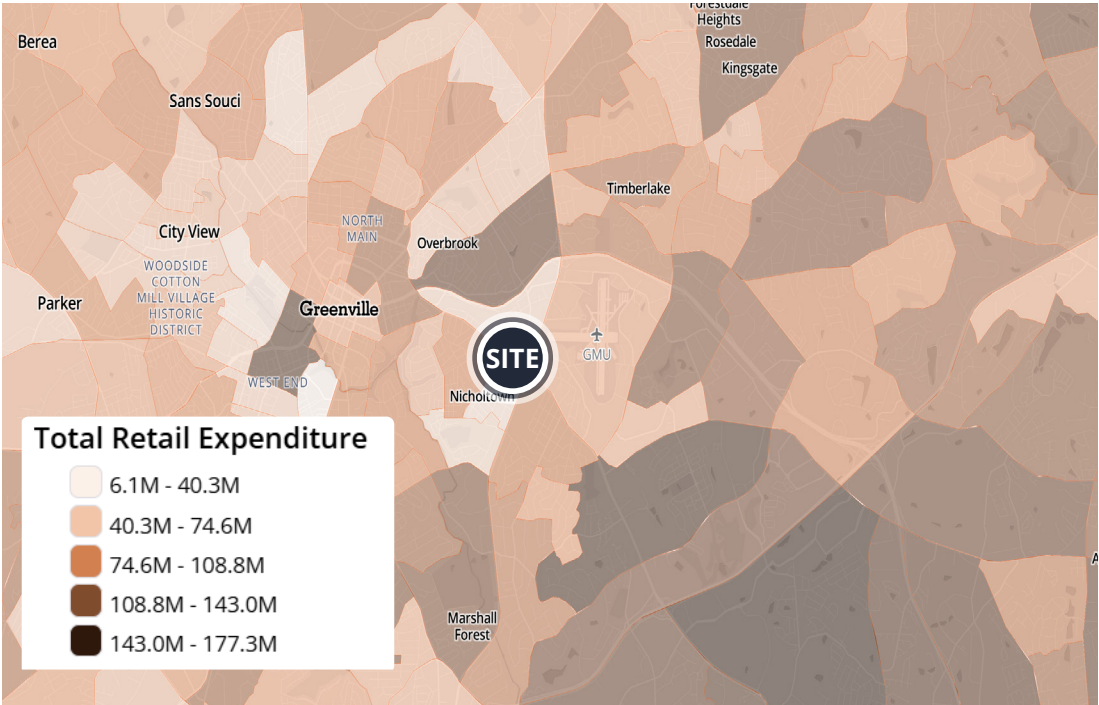


30,800/39,700
Vehicles per day
Laurens Rd/South Pleasantburg Dr



\$187M
Food/bev spending

10-minute demos

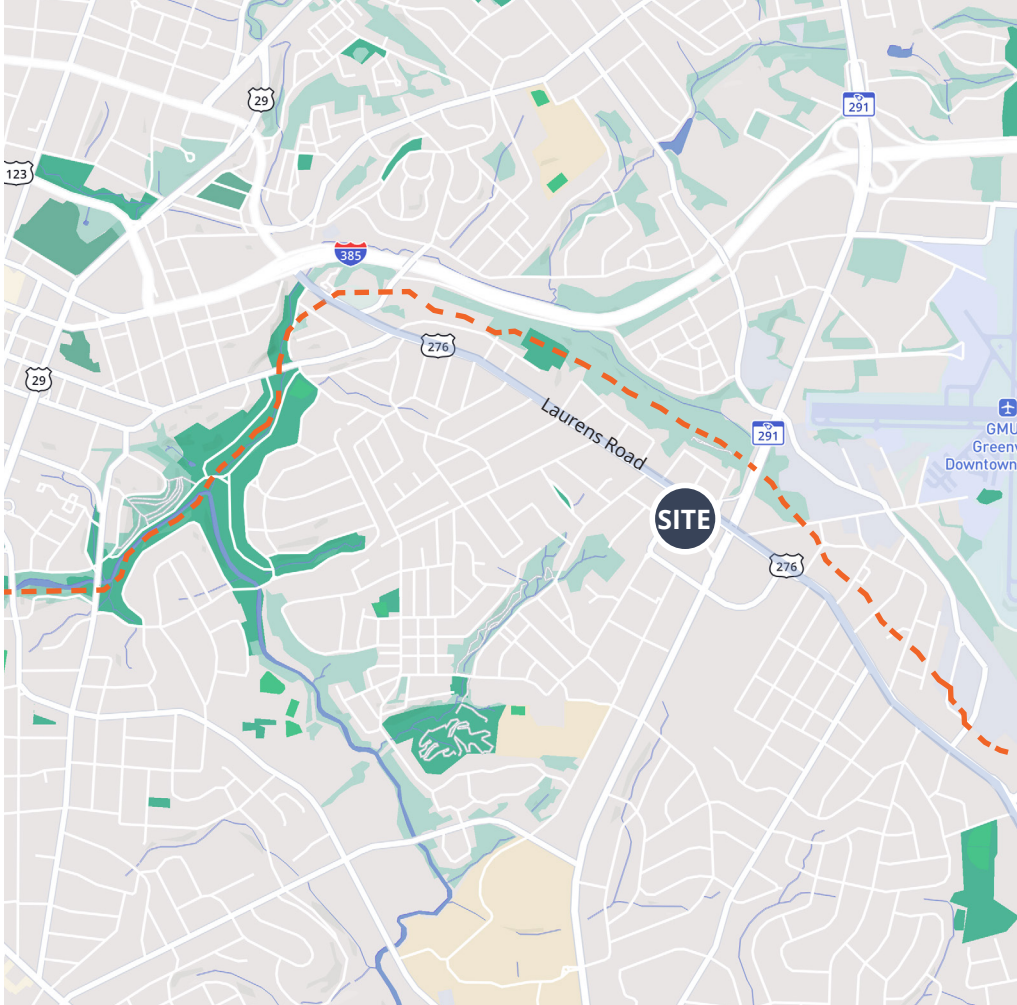


Conceptual renderings



Property location





The Swamp Rabbit Trail

Running along the scenic Reedy River, the 22-mile Prisma Health Swamp Rabbit Trail links Travelers Rest to Greenville along a historic railroad corridor. Opened to the public in 2009, the trail has experienced continual growth and offers fun, non-motorized recreation and transportation opportunities to residents and visitors

The development of the trail caused a boom of development, with bike rental shops, local eateries, breweries, retail shops, and housing popping up along the esplanade. Views of the Reedy River are plentiful along the trail.

The recently completed “Green Line” extension is a \$6 million, four-and-a-half-mile extension of the trail from Cleveland Park along Laurens Road to CU-ICAR. The extension has sparked residential and commercial investment along the Laurens Road corridor, and, according to consulting firm Stantec's master plan for the extension, property values over the next 10 years for area communities, whose socioeconomic statuses vary, are predicted to increase by \$1.5 billion.

**Everywhere that trail runs
there's been a real influx
of economic development.**

– Greenville County Councilman, Joe Dill

9.7%

of trail activity is
work commuting

85%

sales increase for
nearby businesses

47.5%

increase in retail
price/sf in 5 years

2.3M

trail users in 2025



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POINT  PLACE

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