



Prime office property on bustling Stone Ave corridor

- For sublease or direct lease if preferred
- Remaining lease term ends 12/31/2025
- New tenant has ability to lease from landlord at end of sublease or structure a direct lease to relieve existing tenant
- High visibility with easy accessibility and ample parking
- Convenient access to downtown Greenville, I-385, Wade Hampton Blvd, East North Street, and Laurens Road
- Adjacent to a number of existing and proposed developments including Main+Stone and Westone

Get more information

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Spaces	Lease Rate	Space Size
102 W Stone Ave	\$19.00 SF/yr	2,140 SF



Offering Summary

Sale Price:	\$849,000
Building Size:	2,140 SF
Available SF:	2,140 SF
Lot Size:	0.301 Acres
Price / SF:	\$396.73
Zoning:	MX-2
Traffic Count:	29,000

Property Overview

Prime office property offering a blend of modern amenities and classic charm. Located in a vibrant area, it features spacious, well-lit interiors suitable for various professional settings. The property boasts easy accessibility from different areas of Greenville and high visibility, making it ideal for businesses seeking a prominent presence. Key features include ample parking, contemporary office layouts, situated across the street from Westone retail center, and its proximity to downtown Greenville's bustling Main Street.

Location Overview

Nestled in the heart of historic East Park and North Main neighborhoods. Located one block from North Main Street in downtown Greenville. This property has great visibility and high traffic counts.



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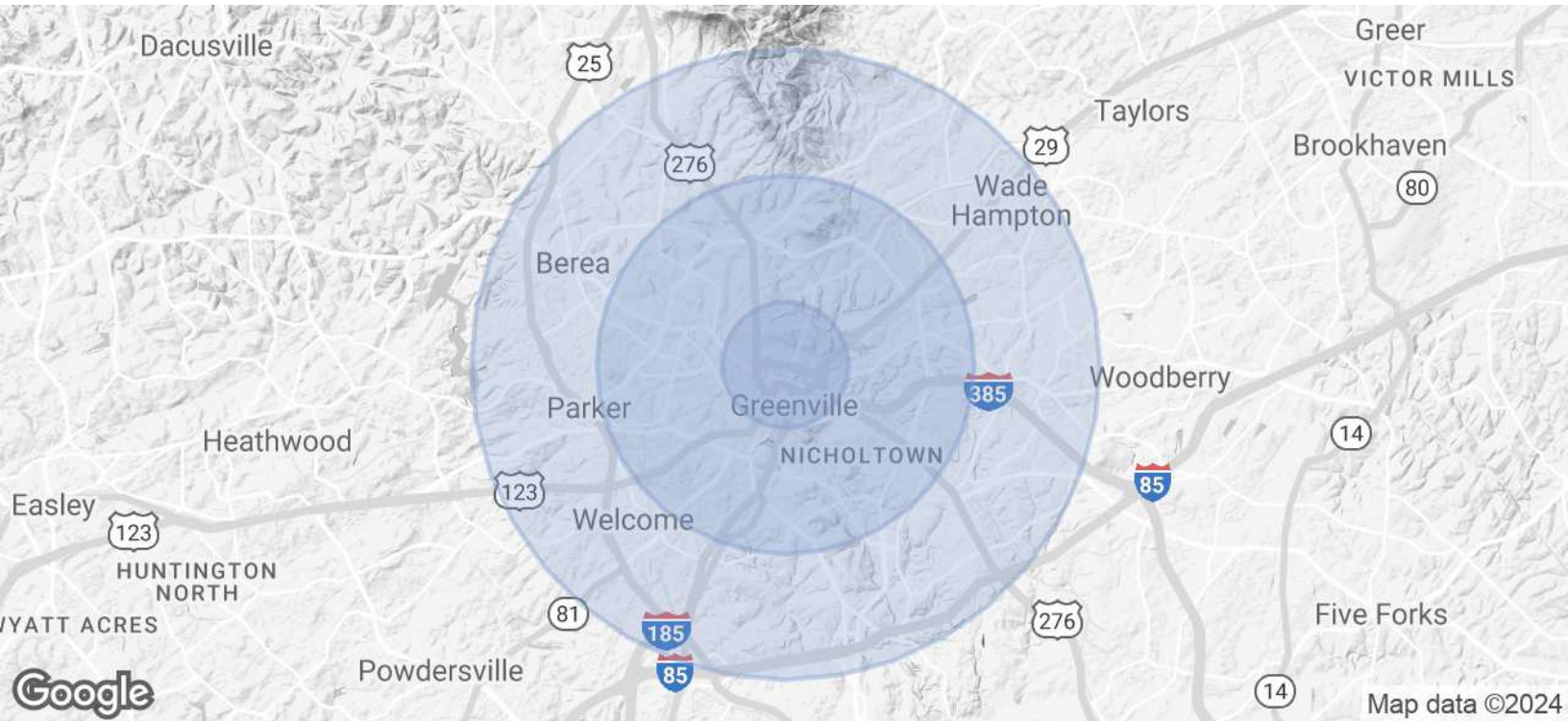
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Population	1 Mile	3 Miles	5 Miles
Total Population	12,051	84,066	175,236
Average Age	41	39	39
Average Age (Male)	40	37	38
Average Age (Female)	41	40	41

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	5,517	36,357	74,906
# of Persons per HH	2.2	2.3	2.3
Average HH Income	\$109,609	\$91,718	\$93,070
Average House Value	\$540,595	\$410,000	\$375,300

Demographics data derived from AlphaMap



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NES
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102 W. STONE

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