

Restaurant Space for Lease

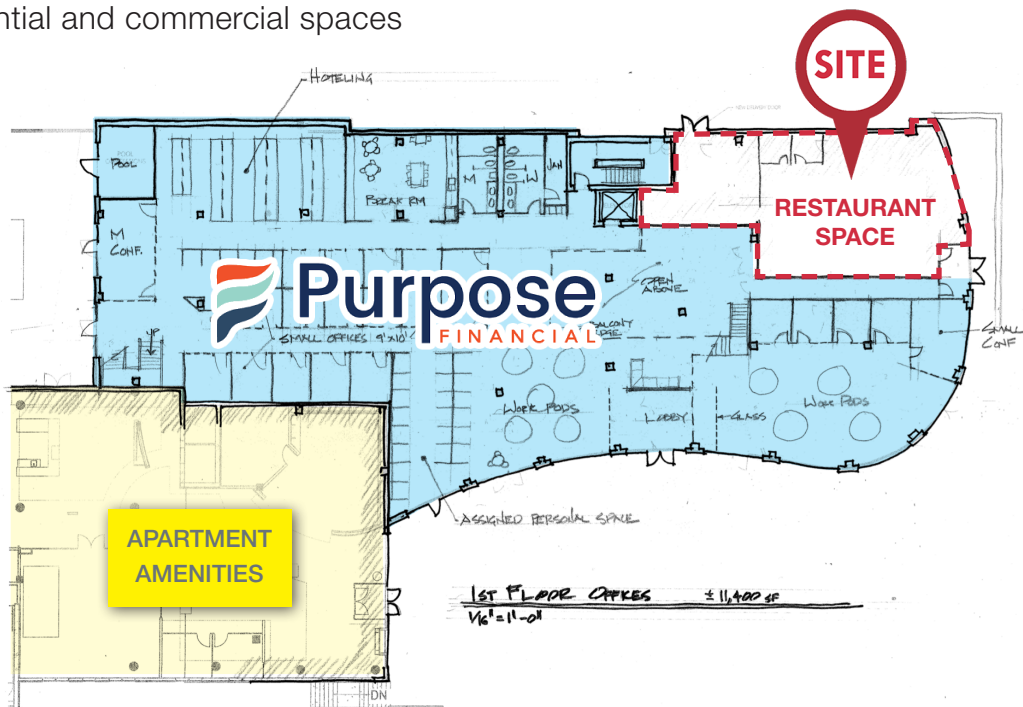
The McClaren



322 Rhett Street | Greenville, SC 29601

PROPERTY HIGHLIGHTS

- The McClaren - 10-Story, mixed-use development consisting of 246 apartment homes, office space, and restaurant space
- 1,973 - 2,973 SF Available - Owner has ability to build a Mezzanine level to add an additional 1,000 SF
- Cold dark shell delivery with Grease trap in place
- TI Package available for qualified Tenants
- Located in the rapidly growing West End of Downtown Greenville, SC
- Recent lease signed with Purpose Financial with approximately 150 employees on site
- 24/7 Valet operated parking garage with 422 spots
- Separate valet stand for residential and commercial spaces
- 23' Ceiling height
- Excellent visibility from Rhett St
- Outdoor seating available
- **Contact Broker for Pricing**



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All information contained herein is from sources deemed reliable; however, no representation or warranty is made to the accuracy thereof.

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The city of Greenville is the 4th among 15 of the fastest-growing large cities in the U.S. according to population estimates by the U.S. Census Bureau.

DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
POPULATION	12,402	81,688	163,187
2022-2027 GROWTH	2.0%	1.3%	1.3%
DAYTIME POPULATION	26,311	65,041	105,509
MEDIAN AGE	45.2	37.8	37.1
HH INCOME	\$92,477	\$81,078	\$75,881

GREENVILLE, SC ACCOLADES

- 52 Places to Go in 2023 (*New York Times*) 2023
- Cities with Strongest Job Markets (*Bloomberg*) 2023
- #43 Best Places to Live in the U.S. (*U.S. News & World Report*) 2023
- #13 Best City for Young Professionals (*Forbes*) 2023
- Top 50 Best Places to Live in the US (*Money.com*) 2023
- 30 Most Charming Small-Town Downtowns in America (*HGTV*) 2022
- Go List 2022 (*Fodder's Travel*) 2021
- One of the South's Best 'Cities on the Rise' (*Southern Living*) 2021
- Best Places to Move if You Have Kids (*PureWow*) 2021
- #10 Coolest Cities with the Lowest Cost of Living in the U.S. (*Purewow*) 2021
- #6 Best Small Cities in the US (*Condé Nast Traveler*) 2020
- America's Best Small Cities (*BestCities.org*) 2020
- 10 Cities to Watch in 2020 (*Worth*) 2019
- #36 Best Places to Live (*Money Magazine*) 2019
- #22 Best Places to Live in the USA (*U.S. News & World Report*) 2019
- #7 The South's Best Cities 2019 (*Southern Living*) 2019



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