

# NOMA FLATS

## OFFICE SUITES FOR LEASE



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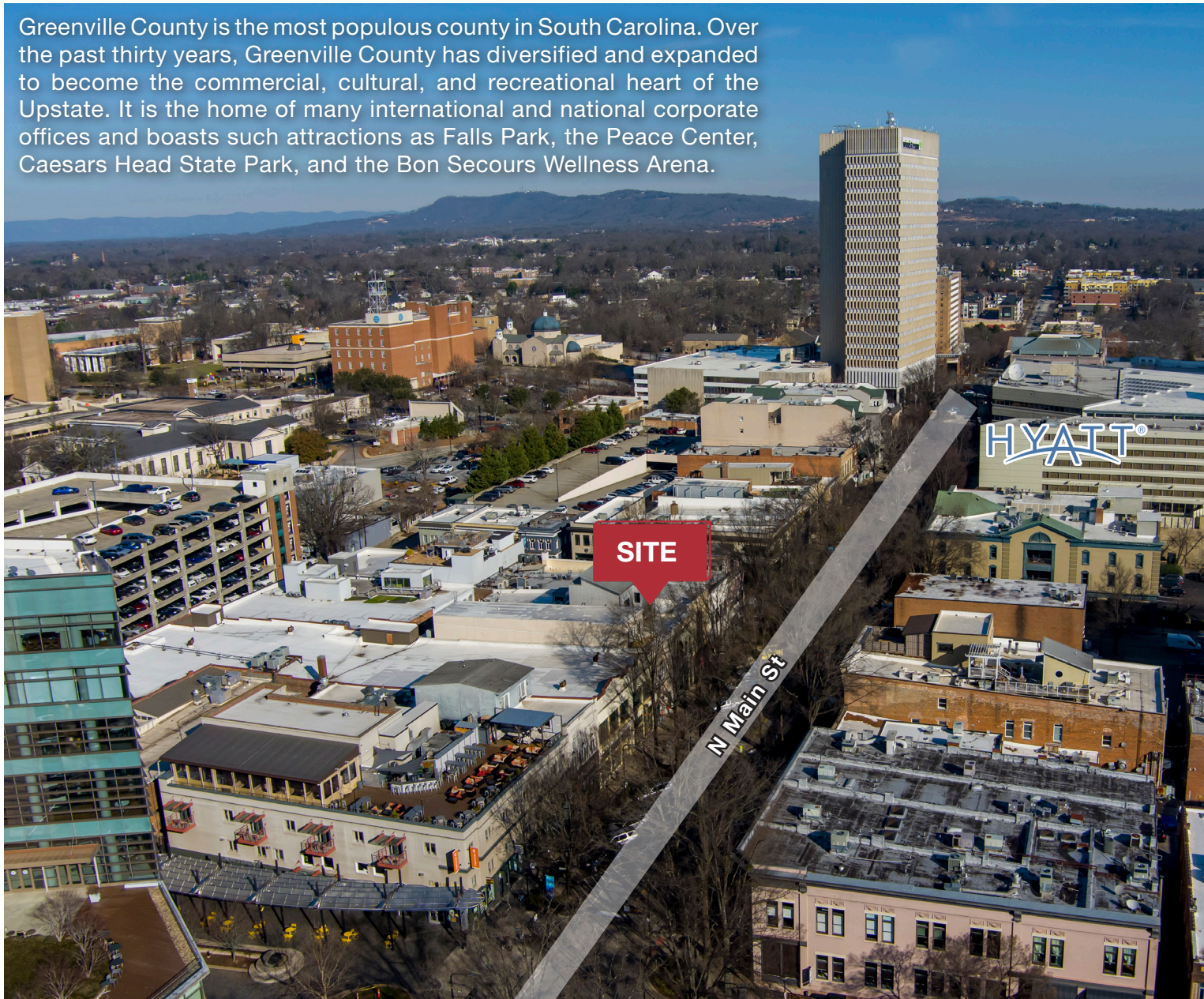
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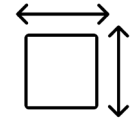


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Greenville County is the most populous county in South Carolina. Over the past thirty years, Greenville County has diversified and expanded to become the commercial, cultural, and recreational heart of the Upstate. It is the home of many international and national corporate offices and boasts such attractions as Falls Park, the Peace Center, Caesars Head State Park, and the Bon Secours Wellness Arena.



## PROPERTY OVERVIEW



TOTAL BUILDING SF

±46,864 SF  
Two Floors



23 Apartment  
Units



12 Office &  
Retail Suites



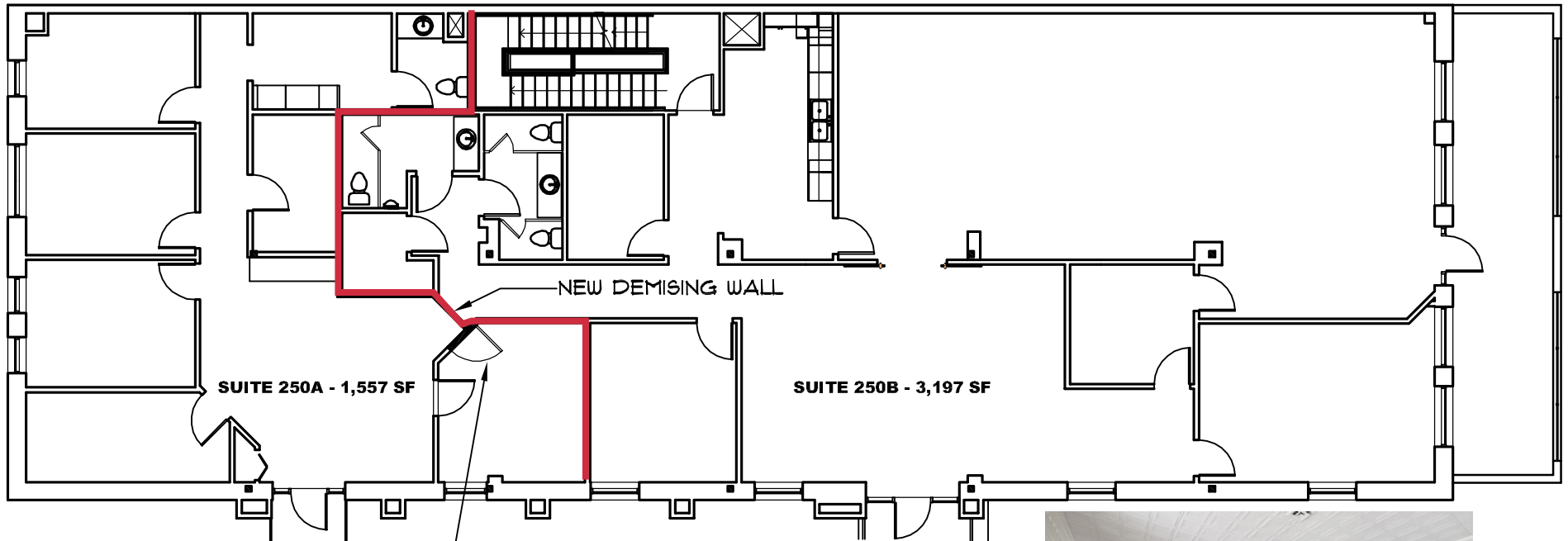
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## SUITE 250



### HIGHLIGHTS

- » Suite 250A:  $\pm 1,557$  SF
- » Suite 250B:  $\pm 3,197$  SF
- » Suites above can be combined to 4,754 SF
- » Signage opportunity above suite entrance
- » Move-in ready
- » City-owned parking garage with direct access via covered walkway
- » Lease rate: \$22.00/SF





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**Greenville is the #4 Fastest Growing City in the U.S.**

according to population estimates by the U.S. Census Bureau





# NOMA FLATS

## ACCOLADES

### #5 Top Best Cities to Move to in the South

(USA TODAY) August 2024

### The Nicest Cities in the United States

(Today Show/Readers Digest) September 2023

### #18 Best Small Cities for Starting a Business

(WalletHub) 2022

### 30 Most Charming Small-Town Downtowns

(HGTV) 2022

### #6 Best Small Cities in the U.S.

(Condé Nast Traveler) 2022

### Best Places to Move if You Have Kids

(PureWow) 2021

### 10 Most Beautiful and Affordable Places to Live in the United States

(Travel + Leisure) March 2023

### #10 Top Best Small Cities in the United States

(Condé Nast Traveler) October 2024

### The Best New Restaurants in America

(Esquire) November 2023

### 52 Places to Go in 2023

(The New York Times) January 2023

|                                 | 1 Mile    | 3 Miles   | 5 Miles   |
|---------------------------------|-----------|-----------|-----------|
| <b>Population</b>               |           |           |           |
| 2020                            | 10,400    | 79,978    | 160,523   |
| 2024                            | 12,086    | 86,577    | 172,408   |
| 2029 Projected                  | 13,087    | 92,818    | 182,624   |
| Growth 2024-2029                | 1.60%     | 1.40%     | 1.16%     |
| 2024 Median Age                 | 39.6      | 37.6      | 38.3      |
| 2024 Total Daytime Population   | 28,930    | 75,521    | 125,364   |
| <b>Households</b>               |           |           |           |
| 2020                            | 5,137     | 34,048    | 68,597    |
| 2024                            | 6,132     | 37,434    | 74,799    |
| 2029 Projected                  | 6,788     | 40,805    | 80,508    |
| Growth 2024-2029                | 1.56%     | 1.06%     | 0.82%     |
| <b>Average Household Income</b> |           |           |           |
| 2024                            | \$126,097 | \$99,640  | \$96,074  |
| 2029 Projected                  | \$143,125 | \$115,160 | \$111,677 |

## LOCATION HIGHLIGHTS

- Located 100 miles from the capital city of Columbia, SC and only 200 miles from the Port of Charleston SC.
- Centrally located along the I-85 corridor directly between two of the largest cities in the Southeast - Atlanta, Georgia and Charlotte, North Carolina.
- Upstate South Carolina's central location within the booming Southeastern United States provides access to major markets, raw materials and growing industries.
- Four interstate highways (I-26, I-85, I-385, and I-585) offer easy access to the North, South, Midwest, and all major markets on the Eastern Seaboard.
- I-85 spans the region, connecting Atlanta and Charlotte, and I-26 provides a direct route to Charleston.

## HIGHER EDUCATION

There are **23 colleges and universities in the Upstate region of South Carolina**. Greenville is home to Furman University, one of the nation's premier liberal arts schools. Clemson University, a public four-year institution with a total enrollment of more than 26,000 students is also in the Upstate area. Clemson is home to the NCAA Division I Tigers and is a member of the Atlantic Coast Conference.