

DOWNTOWN GREENVILLE

HISTORIC NORTH MAIN NEIGHBORHOOD

RUTHERFORD RD



OPENING Q2 2026

CANAL
ESTD 2020 COFFEE CO.

POINSETT HWY 30,000 VPD

FUTURE STRIP CENTER



DELIVERING Q2 2026

113 POINSETT HWY

GREENVILLE, SOUTH CAROLINA 29609

TRINITY
PARTNERS

FOR LEASE | ±3,600 SF RETAIL OR MEDICAL DEVELOPMENT

JEFF DAY

jday@trinity-partners.com

864.354.1708

RAKAN DRAZ

rdraz@trinity-partners.com

864.905.7635

LAKIN PARR

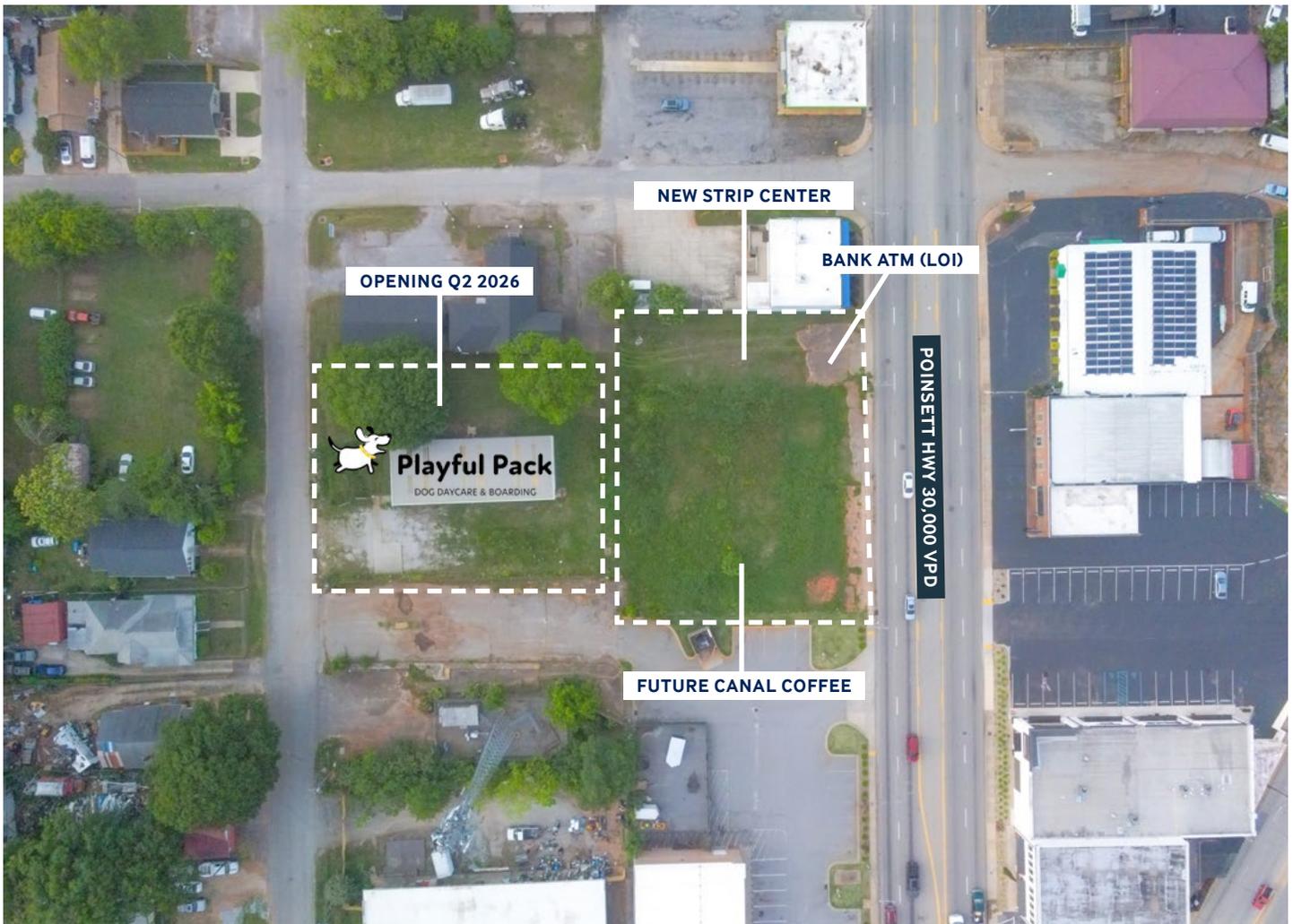
lparr@trinity-partners.com

864.421.4747

LEASE DETAILS

SPACE	TYPE	LEASE TYPE	ZONING	RATE
± 3,600 SF	New Construction (subdividable)	NNN	C2, Greenville County	Contact Broker
± 3,195 SF	Existing Flex Building	NNN	C2, Greenville County	LEASED

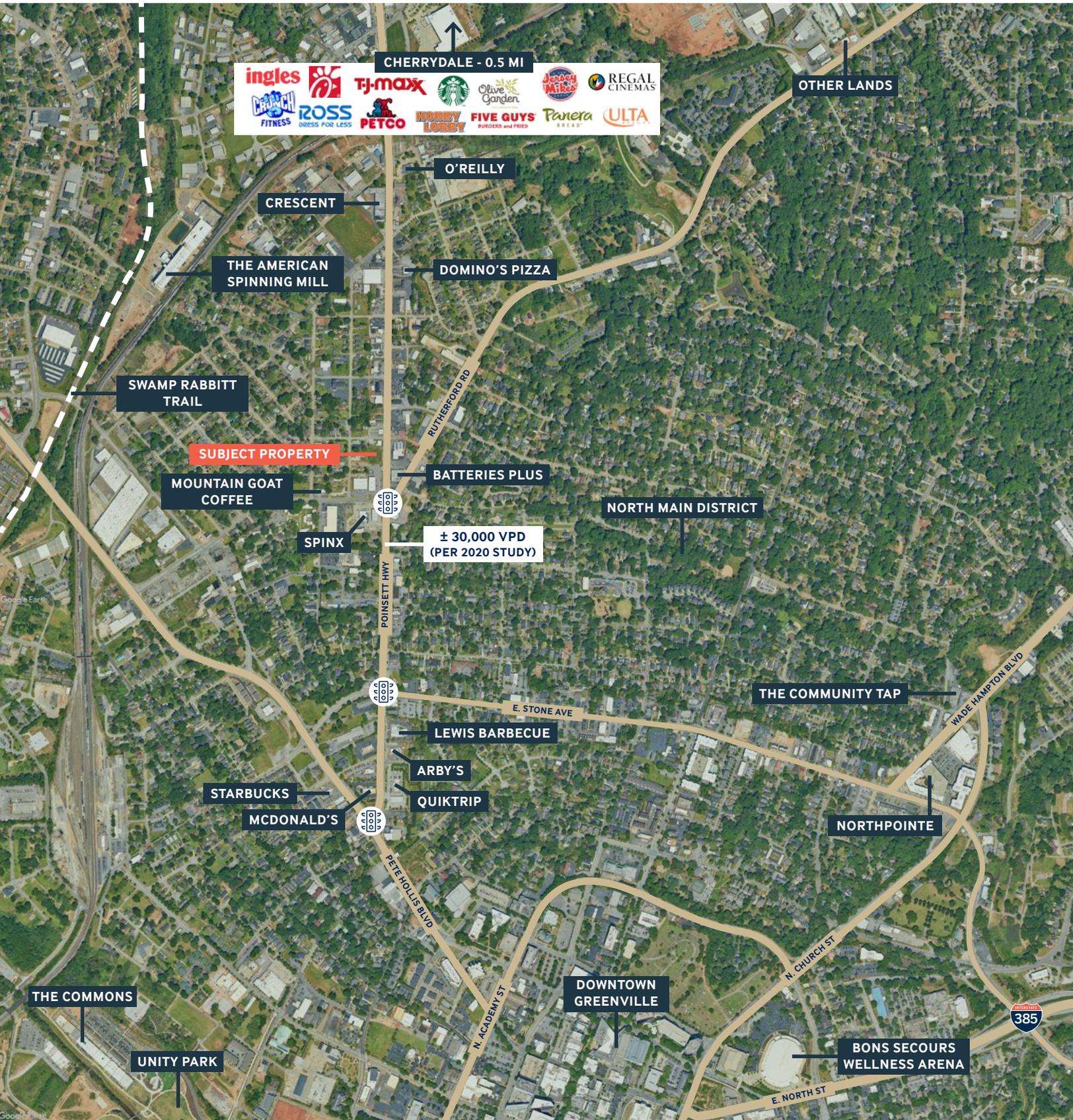
- Tax Map #: 0151001300400 & 0151001300300
- Join the future site of Canal Coffee (opening Q2 2026)
- Retail/medical center construction delivering Q2 2026
- Accessible from Poinsett Highway and Order Street
- 1.9 miles (5 minutes) from the heart of Downtown Greenville



SITE PLAN



SITE SURROUNDINGS



SIGNIFICANT AREA GROWTH

The influx of business, coupled with strategic urban planning, has led to the development of vibrant residential communities surrounding downtown.



SWAMP RABBIT TRAIL GROWTH PLAN

The City of Greenville is currently exploring options for a new extensions of the Swamp Rabbit Trail called the Orange Line. Proposed additions include three potential routes, which would connect the Green Line on Laurens Road to the stretch of the SRT by Hampton Station.

