

**OR  
STIN**  
OREGON STATION



# OREGON STATION

Oregon Station is a planned retail community located on Oregon Avenue, in the heart of Uptown Greenwood, named one of The American Planning Association's "Great Places in America." Offered by Greenwood Development, LLC, this highly anticipated retail development will offer a dynamic fusion of dining, shopping, and entertainment experiences.

Anchored by a beautiful terraced lawn, Oregon Station will deliver family-friendly offerings and a diverse selection of culinary experiences. Oregon Station will transform Uptown Greenwood into an unparalleled community hub, setting it apart from any other in the Lakelands region. Greenwood Development, LLC extends to you a warm invitation to be part of this revolutionary development in Uptown Greenwood.



# HIGHLIGHTS

A vibrant retail, culinary, and entertainment community located in the heart of Uptown Greenwood

## **FLEXIBLE SITE PLAN**

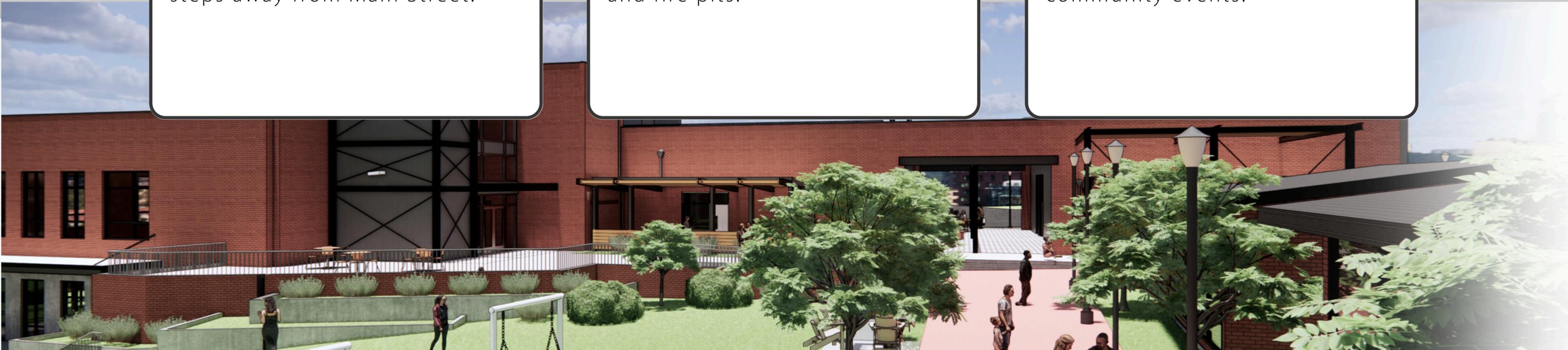
Flexible site plan in prime arts and entertainment district, just steps away from Main Street.

## **TERRACED LAWN**

Large terraced family-style lawn complete with seating, swings, and fire pits.

## **PERFORMANCE STAGE**

Fully engineered stage for hosting live entertainment and community events.





# WEST OVERVIEW



**EAST DETAIL**



**PATIO**



**STAGE TO LAWN**



# PROMENADE



# WEST LAWN

# PROJECT TIMELINE

Estimated Completion: Summer 2025

Project Initiation

22

Project Engineering

23

Bidding Begins

24

Construction Begins

24

Completion

25



# TARGET MARKETS



## Traditional Retail

- Gentlemen's Outfitters
- Athleisure
- Bath & Body
- Fashion and Apparel
- Sporting
- Pet
- Children



## Culinary

- Fine Dining
- Fast Casual
- International
- Farm to Table
- Vegetarian or Vegan
- Breakfast / Lunch / Dinner Concepts



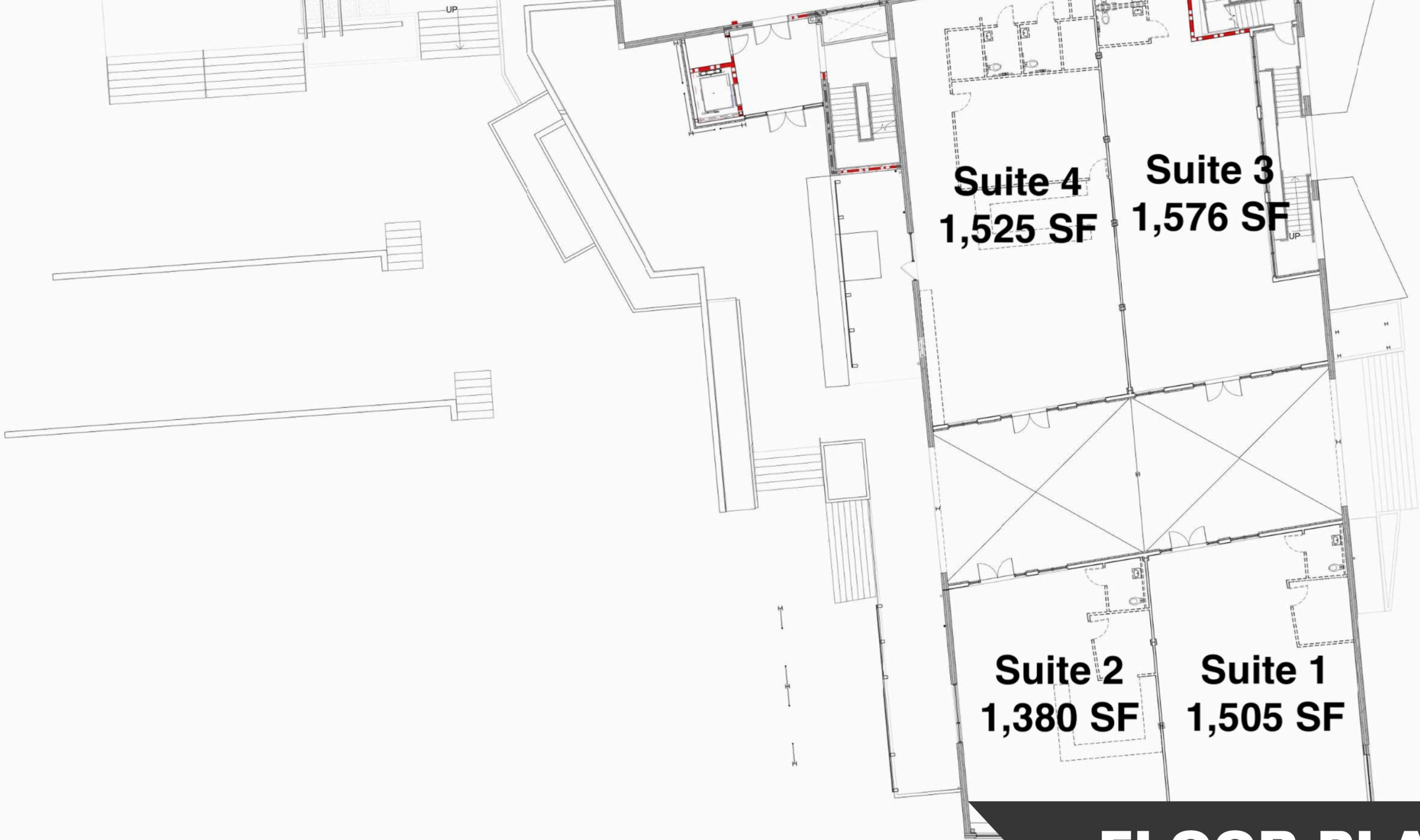
## Crafted Cocktails

- Unique beverages
- Smoked / Infused cocktails
- Dessert cocktails
- Martini Lounge
- Low ABV & non-alcoholic



## Fun & Wellness

- Virtual Reality
- Yoga / Bungee / Spin
- Arcade
- Card & Board Games
- Rock climbing
- Toy Store
- Book Store



**Suite 4**  
**1,525 SF**

**Suite 3**  
**1,576 SF**

**Suite 2**  
**1,380 SF**

**Suite 1**  
**1,505 SF**

**FLOOR PLAN**

**Suite 5**  
**6,355 SF**

**Suite 4**  
**1,525 SF**

**Suite 3**  
**1,576 SF**

**FLOOR PLAN**

# AVALIABILITY

	<u>SF</u>	<u>TERM</u>	<u>RENTAL RATE</u>	<u>LEASE TYPE</u>
<b>01</b>	1,505 SF	NEGOTIABLE	\$25.00 PER SF	NNN
<b>02</b>	1,380 SF	NEGOTIABLE	\$25.00 PER SF	NNN
<b>03</b>	1,576 SF	NEGOTIABLE	\$25.00 PER SF	NNN
<b>04</b>	1,525 SF	LEASE PENDING		
<b>05</b>	6,355 SF	LEASED		
<b>06</b>	6,371 SF	NEGOTIABLE	\$25.00 PER SF	NNN
<b>07</b>	4,805 SF	NEGOTIABLE	\$25.00 PER SF	NNN

RENTAL RATE  
\$25-\$32

MIN DIVISIBLE  
1,380 SF

PROPERTY TYPE  
RETAIL

GROSS LEASABLE AREA  
24,599 SF

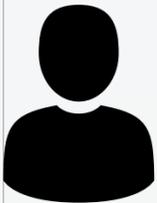
YEAR BUILT  
1950 / 2024

CONSTRUCTION STATUS  
IN PROGRESS



# DEMOGRAPHICS

Uptown Greenwood is one of the most sought after commercial districts in the area, due to its proximity to major employers, a celebrated medial district, Lander University and some of the highest demographics in the Lakelands area.



POPULATION

CITY: 23,815  
COUNTY: 71,850



AVERAGE INCOME

60,025



TRAFFIC COUNT

± 31,600 AVP



REGIONAL RETAIL SHED

258,314

# LOCATION



# GREENWOOD DEVELOPMENT, LLC

01

Founded in 1978 by The Self Family, Greenwood Development has steadily, smartly, and impressively built a family of commercial communities in Uptown Greenwood, South Carolina.

02

The Self family first ventured into development in the 1960s, when the late James C. Self Jr. helped build Sea Pines' first golf course, the Ocean Course. In 1978, the family started the development company, Greenwood Development. We would later acquire Palmetto Dunes Oceanfront Resort and the land that would become Shelter Cove Harbour and Marina. In addition, to our ventures on Hilton Head Island, we have planned, developed and managed residential and commercial projects such as The Reserve at Lake Keowee in Sunset, South Carolina; Big Canoe in the North Georgia mountains and The Greenwood Building, a commercial office building in picturesque Uptown Greenwood South Carolina.

03

Today, Greenwood Development manages a portfolio of commercial real estate, available for lease to small and medium sized businesses.

# CONTACT

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