

FOR LEASE



NORTHPOINTE
EAST STONE AVENUE
GREENVILLE, SOUTH CAROLINA



EXECUTIVE SUMMARY

Reedy River Retail at SVN Palmetto is pleased to present the opportunity to lease a $\pm 3,000$ SF up to a $\pm 4,304$ SF restaurant suite and $\pm 3,043$ SF of retail/office space at NorthPointe in Greenville, SC. The mixed-use building is anchored by Harris Teeter and consists of 286 luxury multifamily units, 7 retail/restaurant/office suites, and over 100+ retail parking spaces for consumers.

The spaces sit at the intersection of highly trafficked Stone Avenue (VPD $\pm 23,100$) and Wade Hampton (VPD $\pm 29,000$). Current retail tenants of NorthPointe includes Harris Teeter, Blue Fin, Barberitos, Rock Box Fitness, and Lee Spa Nails.

For office inquires, please contact Ned Reynolds and Chris Prince with Avison Young.



PROPERTY SUMMARY

Deal Structure

Lease

Lease Rate

Contact Broker

Suite 1

±3,000 up to ±4,304 SF

Suite 2

±3,043 SF

Zoning

PD - Planned Development

Type

Retail/office

Parking

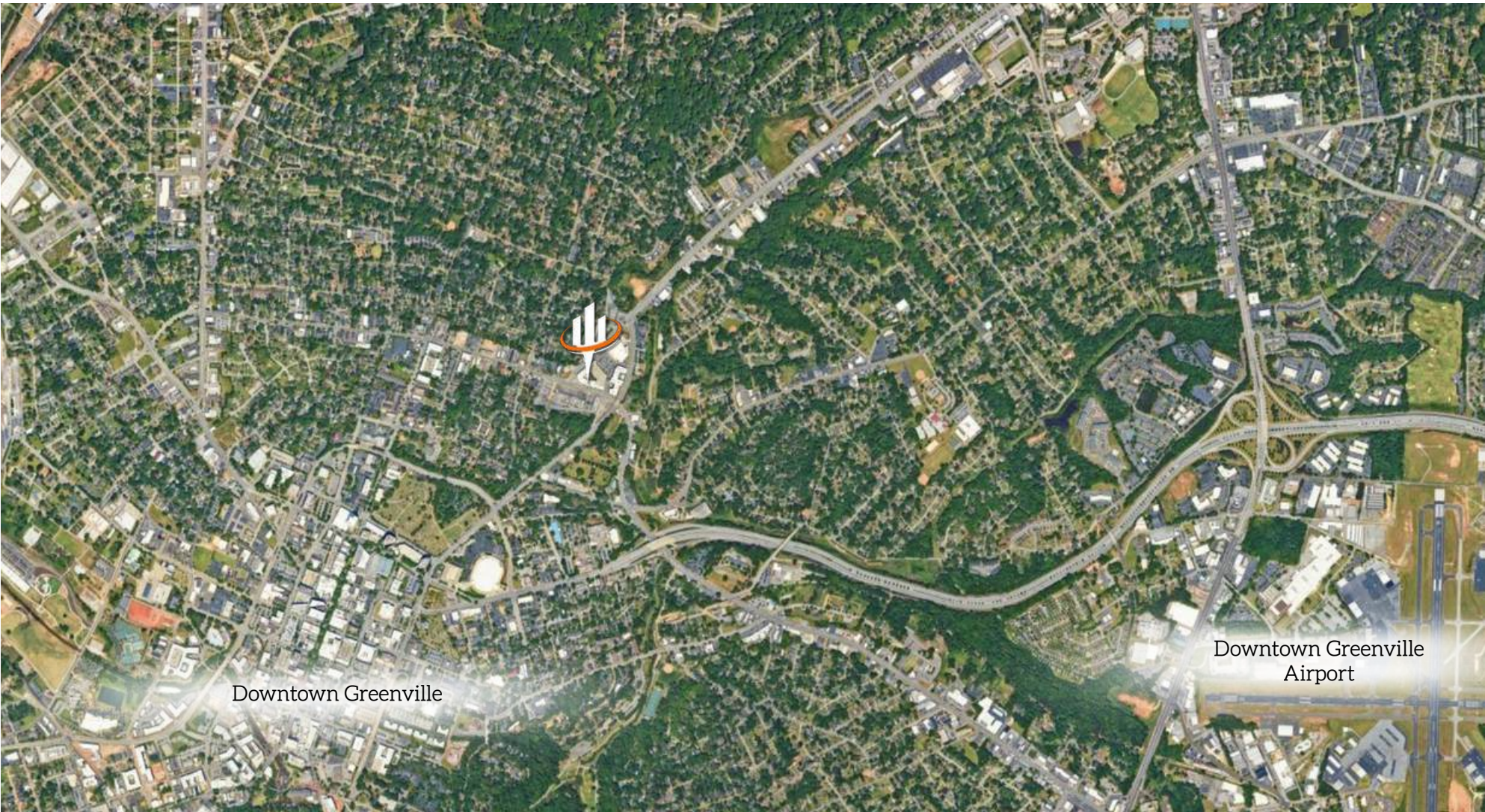
±91 Spaces



RETAILER MAP



LOCATIONAL MAP



ADDITIONAL PHOTOS



DEMOGRAPHICS

	3 Miles	5 Miles	10 Miles
Total Population (2024)	±85,430	±177,736	±430,297
Projected Growth (2029)	+3.8%	+3.7%	+3.9%
Average HH Income	\$106,088	\$103,512	\$104,480
Daytime Employees	±68,206	±128,560	±209,496
Average Age	38.7	39.6	40.2
Median Home Value	\$517,956	\$466,040	\$438,932

Source: Site Seer Retail Data



AREA OVERVIEW

UPSTATE SOUTH CAROLINA

The Upstate is the region in the westernmost part of South Carolina, United States, also known as the Upcountry, which is the historical term. Although loosely defined among locals, the general definition includes the ten counties of the commerce-rich I-85 corridor in the northwest corner of South Carolina. This definition coincided with the Greenville–Spartanburg–Anderson, SC Combined Statistical Area, as first defined by the Office of Management and Budget in 2015.

The region's population was 1,647,112 as of 2020. Situated between Atlanta and Charlotte, the Upstate is the geographical center of the "Char-lanta" mega-region.

After BMW's initial investment, foreign companies, including others from Germany, have a substantial presence in the Upstate; several large corporations have established regional, national, or continental headquarters in the area.

Greenville is the largest city in the region with a population of 72,227 and an urban-area population of 540,492, and it is the base of most commercial activity. Spartanburg and Anderson are next in population.

In fact, the Greenville-Spartanburg-Anderson MSA was ranked seventh in the nation by site consultants considering the top markets for economic development. Many financial institutions have regional offices located in downtown Greenville.

Other major industry in the Upstate is the healthcare and pharmaceuticals. Prisma Health System and Bon Secours St. Francis Health System are the area's largest in the healthcare sector, while the pharmaceutical corporation of Bausch & Lomb have set up regional operations alongside smaller recently developed local companies like IRIX Manufacturing, Incorporated and Pharmaceutical Associates. The Upstate is also home to a large amount of private sector and university-based research.





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