

Restaurant-ready / retail space for lease



644 NORTH MAIN STREET | GREENVILLE, SC

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**AVISON
YOUNG**

Executive summary

Greenville's Avison Young Retail Division is pleased to present a rare restaurant opportunity at the vibrant intersection of North Main Street and Stone Avenue in Greenville, SC. Discover the perfect location to bring your culinary vision to life at this fully built-out restaurant space. Boasting high foot traffic and a dynamic mix of local businesses, residents, and tourists, this prime corner spot provides maximum visibility and exposure for your establishment. Don't miss your chance to become part of Greenville's thriving culinary scene with this turn-key space offering an unparalleled opportunity to establish your presence in one of the region's most coveted dining destinations.

PROPERTY INFORMATION

Address	644 North Main Street Greenville, SC 29601
Class	A
Building size	21,191 sf
Year built	2017
Municipality	Greenville
Traffic count	±30,000 VPD
On-site parking	surface and garage



HIGHLIGHTS

- **Marquee corner suite** with over 50 feet of window frontage at Main+Stone mixed use property
- Strategically located at the **four-way lighted intersection** of North Main Street and Stone Avenue
- Garage and surface parking available to the business' employees and patrons
- Multiple points of access from North Main Street and East Stone Avenue
- Within walking/biking distance to downtown Greenville
- Supported by **great demographics** and a built-in customer base of 250 on-site luxury apartments
- Superior location on heavily-traveled Stone Avenue corridor with **±30,000 VPD**
- Situated in the heart of Greenville's historic East Park and North Main neighborhoods
- **Convenient access** to I-385, Wade Hampton Boulevard, East North Street, Laurens Road, and downtown Greenville
- Thrive alongside established co-tenants Drift Float & Spa and Ji-Rōz Greek restaurant



LEASE INFORMATION

Suite Number	Size	Rate	Type
107	5,140 sf	\$25.00/sf/yr	Modified gross
101	765 sf	\$30.00/sf/yr	Modified gross



With its charming surroundings and diverse community, Greenville sets the stage for culinary success. The space itself features modern amenities, ample seating capacity, and customizable layouts to suit your concept's needs. Whether you're dreaming of a cozy cafe, a trendy bistro, or an upscale dining experience, this versatile space offers endless possibilities.

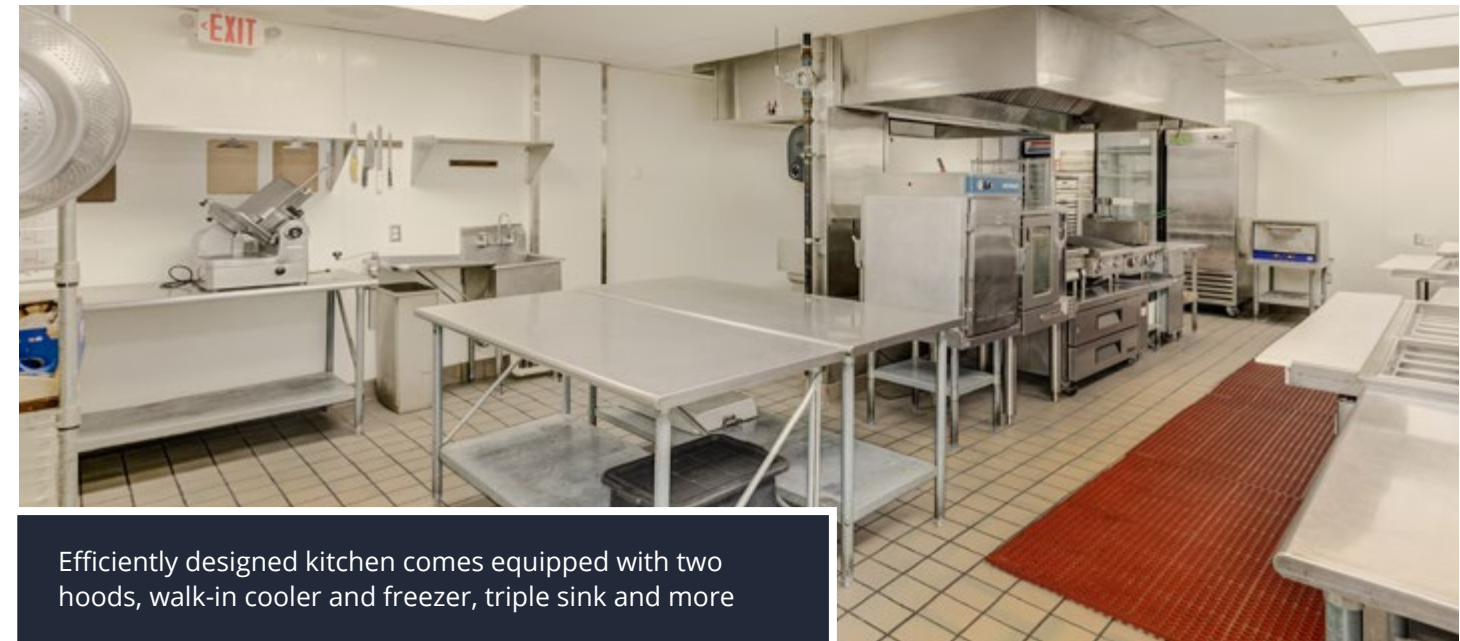
*Contact broker for information on furniture, fixtures, and equipment available for purchase.



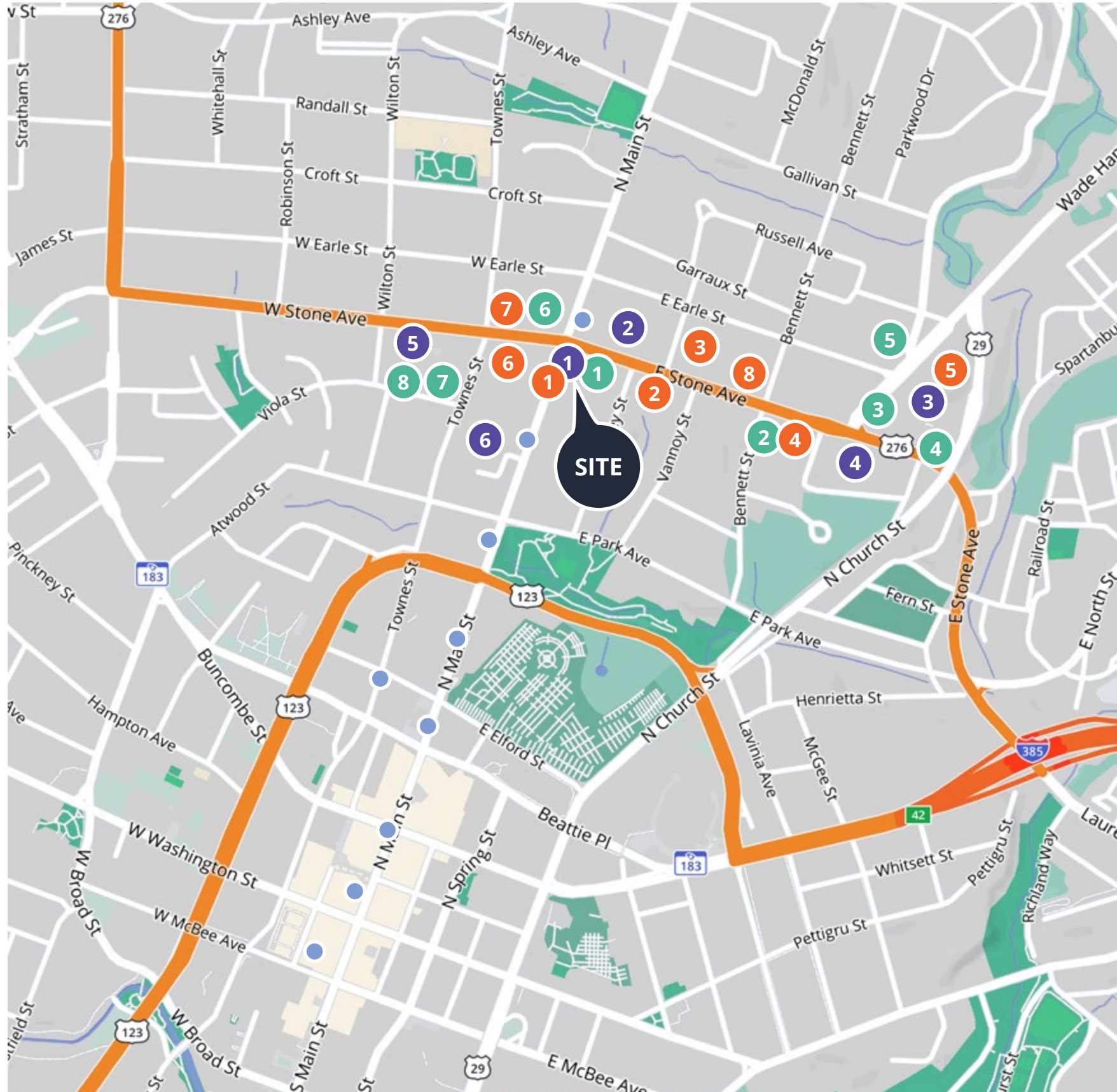
Turn-key second generation restaurant opportunity in immaculate condition



Chef-designed kitchen layout puts an emphasis on efficiency and quality, with all the "bells and whistles" included



Efficiently designed kitchen comes equipped with two hoods, walk-in cooler and freezer, triple sink and more



Location overview

Beyond the immediate customer base, 644 North Main Street offers excellent visibility and convenience. The surrounding area is experiencing ongoing development, with new residential units and office spaces popping up. This influx of residents and professionals will solidify your location as a destination spot, primed for long-term success.



Apartments/townhomes

1	Main+Stone 292 units
2	Norden on Stone 18 units
3	Northpointe 284 units
4	Church & Stone Townhomes
5	One21 17 units
6	Noma City Terrace 25 units



Restaurants/bars

1	Jr-Röz
2	Universal Joint
3	The BlueFin
4	Barberitos
5	D'Allesandro's Pizza
6	The Bohemian Café
7	Moe's Original BBQ
8	Liability Brewing



Retail/entertainment

1	Drift Float Spa
2	Bones & Honey Salon
3	Escape Artist
4	Stone Pin Company
5	Harris Teeter
6	The Bombshell Lounge
7	Horizon Records
8	5/3rds Bank



Trolley/bus stops



WALK SCORE®

86

Very walkable
Most errands can be accomplished on foot.



BIKE SCORE®

71

Very bikeable
Biking is convenient for most trips.



TRANSIT SCORE®

25

Some transit
A few nearby public transportation options.

Demographics within 15-minute walk


644 North Main Street offers a compelling location for your retail or restaurant business. Situated in the heart of the eclectic North Main scene, you'll benefit from high foot traffic and a vibrant atmosphere. This area is known for its concentration of independent shops, restaurants, and bars, attracting a young, professional demographic with disposable income. Additionally, the close proximity to downtown Greenville ensures easy access for a wider customer base.



 **905**
Population

 **\$118,238**
Average household income

 **37.1**
Median age

 **\$85,346**
Average disposable income

Demographics within 10-minute drive

KEY FACTS

56,994
Population

\$89,488
Average household income

23
Median age

3,987
Total businesses

Retail & entertainment

- Award-winning downtown
- Vibrant West End District
- Bon Secour Wellness Arena
- Greenville Drive's Flour Field
- The Peace Center



POINTS OF INTEREST

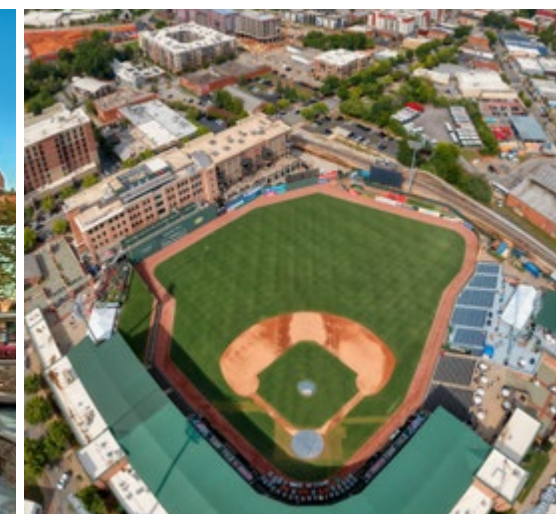


Arts

- The Village of West Greenville
- Various downtown installations

Nature

- Falls Park on the Reedy
- Swamp Rabbit Trail
- Unity Park



Restaurant market potential



20.1%
went to a family restaurant +4 times within 30 days

65.4% went to a family restaurant **44.6%** went for dinner to a family restaurant

31.3% went on a workday to a restaurant **36.2%** went on a weekend to a restaurant

16.2% went for lunch to a family restaurant

* Unless otherwise noted, data reflects consumer behavior within a 15 mile radius of the site over a 6 month period.

GREENVILLE'S FOOD SCENE

FOOD&WINE

Listed by Food & Wine in "These Are America's Next Great Food Cities"

2022

TRAVEL+LEISURE

Named one of The Best Food Cities in the U.S by Travel+Leisure

2023

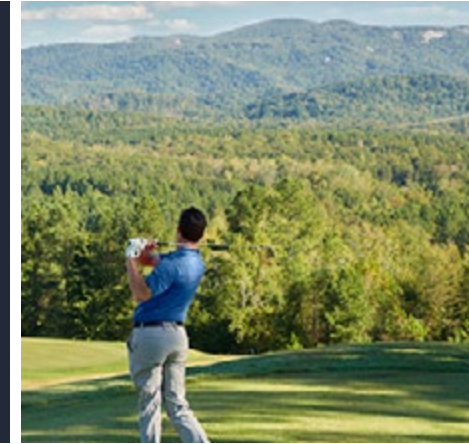
Forbes

Named one of The South's Most Tasteful Towns by Forbes Magazine

2020

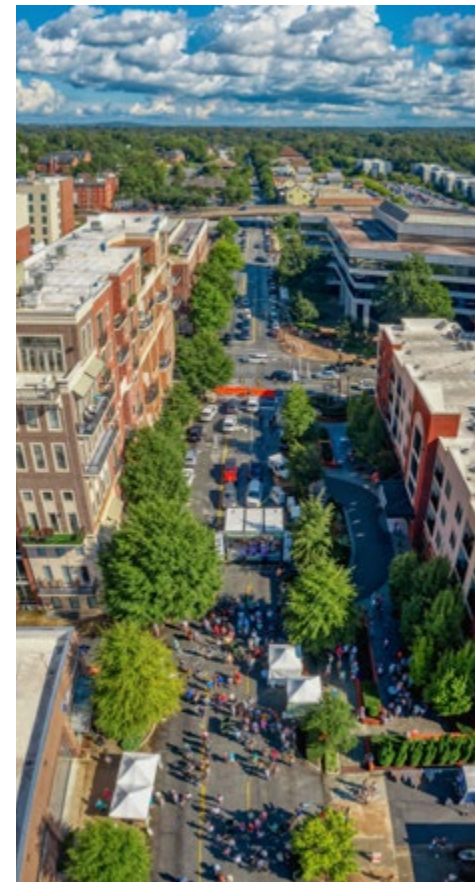
Greenville, South Carolina

Nestled in the foothills of the Blue Ridge Mountains, the Greenville-Spartanburg area has combined traditional southern charm, stunning natural beauty and an unexpected "contemporary cool" to create one of America's hottest emerging destinations and fastest growing cities.



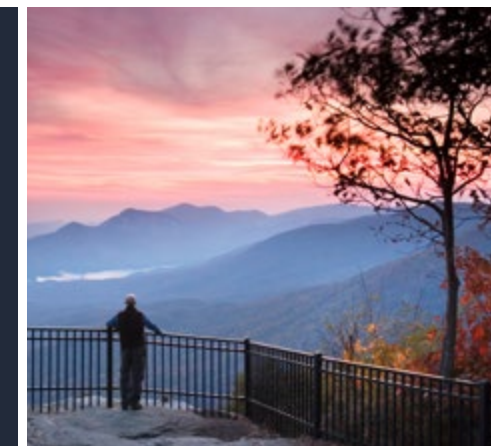
No. 4
Best Places to Live in the U.S in 2024 - 2025

U.S. NEWS & WORLD REPORT, MAY 2024



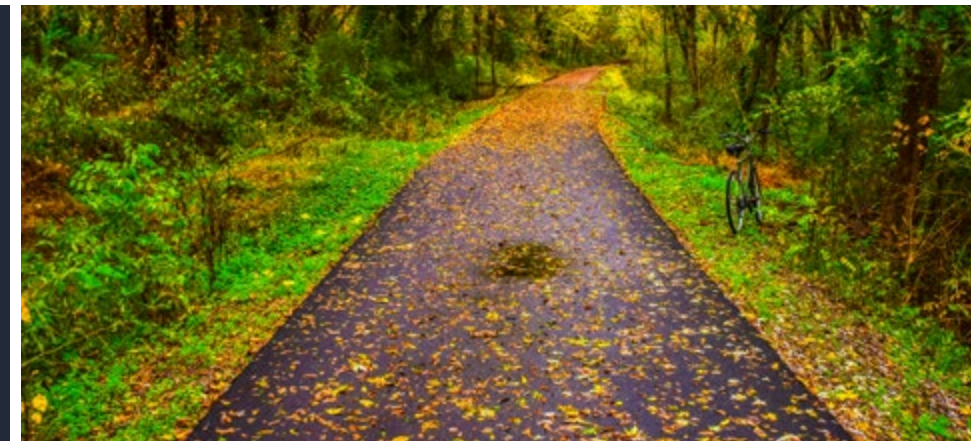
No. 6
The South's Best Cities 2024

SOUTHERN LIVING, APRIL 2024



No. 4
Readers Choice: The Best Small Cities in the U.S.

CONDE NAST TRAVLER, OCTOBER 2023



Let's talk.



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