

FOR SALE

101 COLLEGE STREET | GREENVILLE, SC 29601

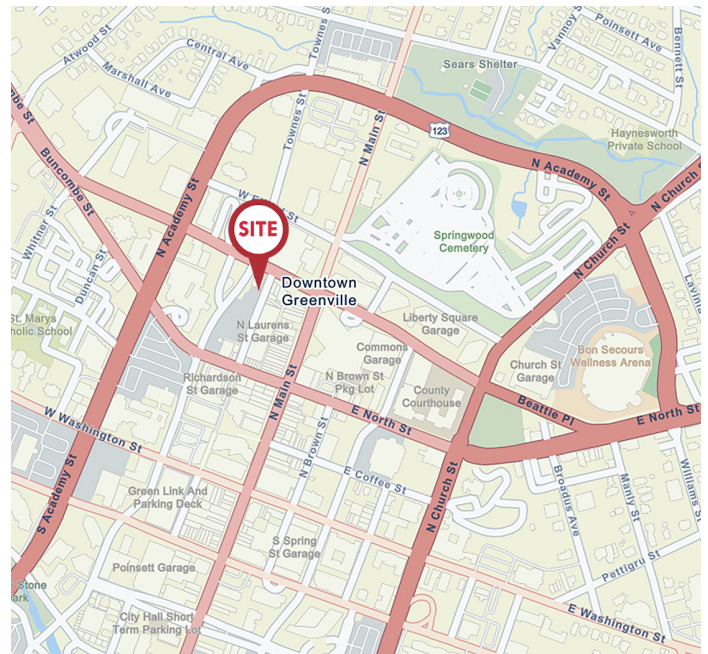


PROPERTY HIGHLIGHTS

- **Sale Price: \$2,995,000**
- 10,566 SF retail/office building | 3 lots totaling .239 acres | Multi-tenancy
- Located one block off Main Street in the heart of downtown Greenville's CBD
- Adjacent to the \$4.3M "Cultural Corridor" project improving pedestrian connection to Heritage Green from Main Street
- Zoning: MXD City of Greenville
- Property Mix: 5,859 SF office / 5,859 SF retail
- Excellent redevelopment opportunities with short term leases in place
- Adjoining parking lot is owned by the building with 10 spaces and ample off site parking options

DEMOGRAPHIC HIGHLIGHTS

	1 MILE	3 MILE	5 MILE
2024 POPULATION	11,733	87,583	172,697
2029 PROJECTED POPULATION	12,761	93,898	182,931
2024 MEDIAN AGE	38.9	35.8	36.4
2024 HOUSEHOLDS	5,915	37,836	74,922
2024 AVG HH INCOME	\$126,849	\$98,888	\$96,089



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SECOND FLOOR OFFICE SUITE



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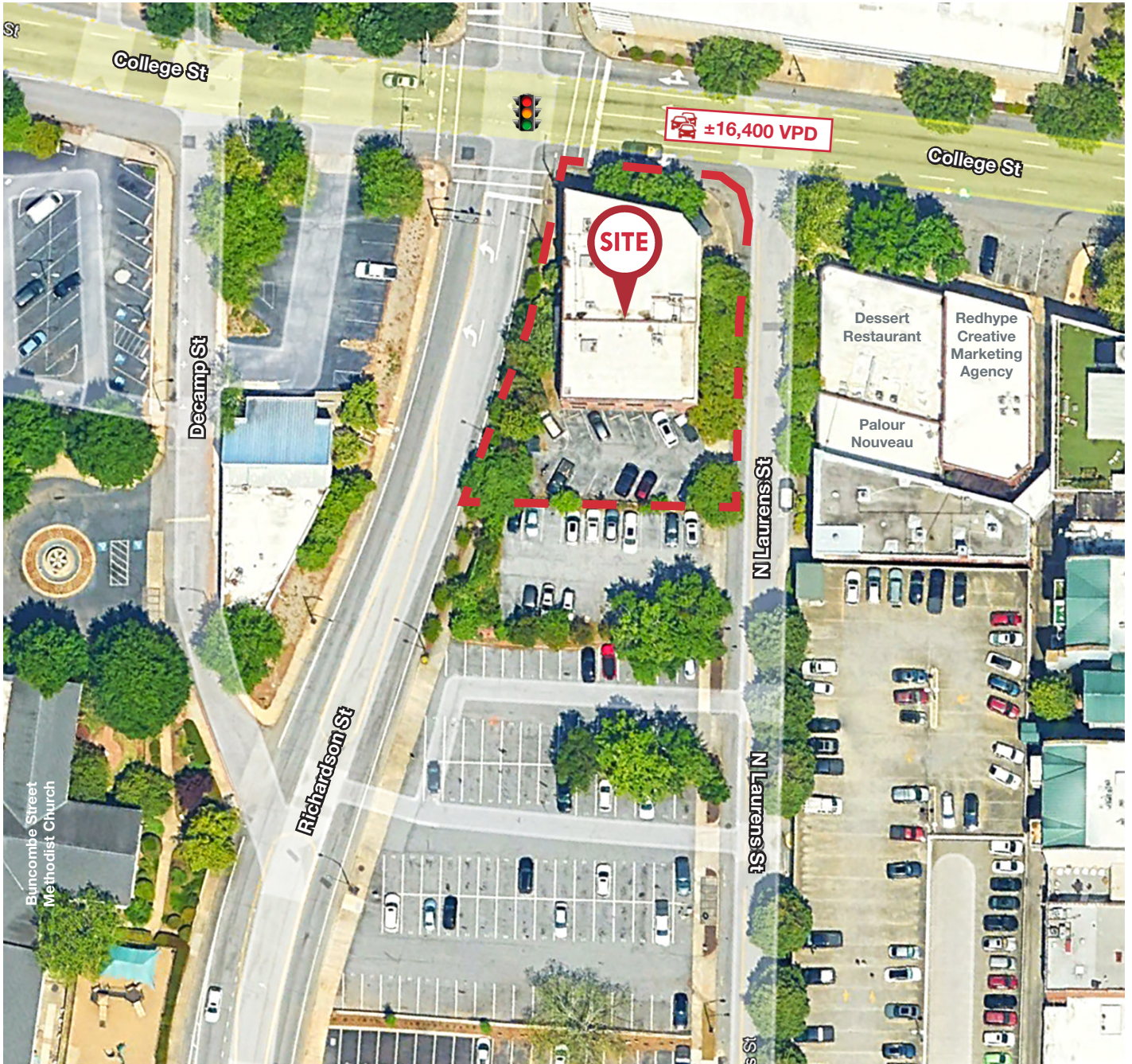
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PARKING AERIAL



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DOWNTOWN GREENVILLE, SC



College-Buncombe Street “Cultural Corridor” Improvements: Currently under construction, the City of Greenville’s Cultural Corridor project, a \$4.3 million roadway improvement, will support pedestrian connectivity between Main Street and Heritage Green (Downtown Greenville’s cultural and arts destination). In addition to serving as the pedestrian path to The Children’s Museum of the Upstate, library, and Upcountry History Museum (among other cultural spots), the corridor sees an average of 13,400 vehicles per day. [Read more](#)



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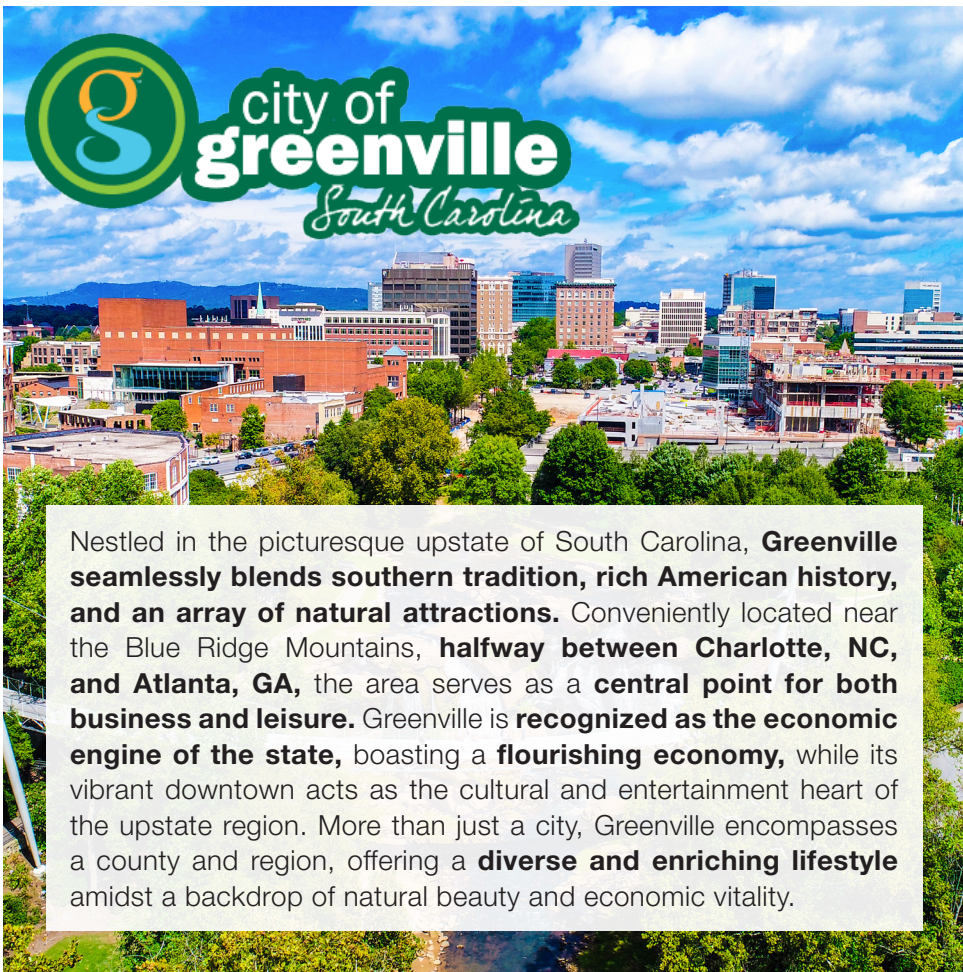
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Nestled in the picturesque upstate of South Carolina, **Greenville seamlessly blends southern tradition, rich American history, and an array of natural attractions.** Conveniently located near the Blue Ridge Mountains, **halfway between Charlotte, NC, and Atlanta, GA,** the area serves as a **central point for both business and leisure.** Greenville is **recognized as the economic engine of the state,** boasting a **flourishing economy,** while its vibrant downtown acts as the cultural and entertainment heart of the upstate region. More than just a city, Greenville encompasses a county and region, offering a **diverse and enriching lifestyle** amidst a backdrop of natural beauty and economic vitality.

www.greenville.gov | www.upstatealliance.com | greenvilleeconomicdevelopment.com | livability.com | kiddingaroundgreenville.com | moveupstatedesc.com | visitgreenvillesc.com

Greenville County prides itself on a **vibrant workforce,** drawing talent from Upstate South Carolina, western North Carolina, and northern Georgia. With competitive wages in the local market, South Carolina's status as a **right-to-work and employment-at-will state** fosters stable employer-employee relations, resulting in one of the lowest unionization rates in the nation.

Initiatives like VisitGreenvilleSC's **'Yeah, That Greenville'** campaign and the Upstate SC Alliance's **'MoveUpstateSC'** campaign actively attract residents and workers, contributing to the region's dynamic and thriving community.

In The Upstate, each year, a cohort of highly educated individuals seamlessly integrates into the workforce, emerging from various esteemed **higher education institutions and technical colleges** in the region.

THE SOUTH'S BEST CITIES 2024

Southern Living, 2024

#1 BEST PLACE TO MOVE IN SC

USA Today, 2024

#3 FRIENDLIEST CITY IN THE U.S.

Condé Nast Traveler, 2024

#4 BEST PLACE TO LIVE IN THE U.S.

U.S. News and World Report, 2024

COOLEST SMALL CITIES IN THE U.S.

Thrillist Travel, 2024

TOP 50 FAMILY VACATION DESTINATIONS

Good Housekeeping, 2024

#4 AMERICA'S BEST SMALL CITIES

Condé Nast Traveler, 2023

20 BEST SMALL TOWNS TO RETIRE

HGTV, 2023

FASTEST GROWING PLACES IN THE U.S.

U.S. News, 2023

#14 PLACES FOR TRAVELERS TO GO

New York Times, 2023



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**BEST SMALL TOWNS IN AMERICA:
BEST FOR GOOD EATS**

Men's Journal, 2023

|

#1 BEST WATERFALLS IN THE U.S.

TimeOut Magazine, 2023

|

**TOP U.S. CITIES WITH GREAT
RIVERWALKS**

Livability, 2023

|

**ONE OF AMERICA'S MOST CHARMING
SMALL-TOWN DOWNTOWNS**

HGTV, 2022



DOWNTOWN

Downtown Greenville beckons with sought-after **dining, shopping, and diverse entertainment** in an authentic, sustainable, and people-centric atmosphere. Broad sidewalks, outdoor plazas, and streetside dining evoke a **European city vibe**, fostering community. About 85% of restaurants are local, contributing to a distinctive flavor in the culinary scene. **Free weekend parking** enhances accessibility, making downtown Greenville an inviting and cherished Upstate destination.



ARTS

Greenville's art scene thrives with entertainment venues like the **Peace Center and Bon Secours Wellness Arena**, elevating the city's cultural status. The flourishing scene mirrors major cities, boasting public art projects and a dynamic calendar of cultural events. **Greenville's Art in Public Places** initiative showcases nearly 100 installations, while museums, including the **Upcountry History Museum** and **Greenville County Museum of Art**, enrich the city's cultural tapestry.



EVENTS

Greenville hosts a vibrant array of annual events, including **Artisphere**, a fine arts festival on Main Street with 140+ visual artists across 15+ mediums, live demonstrations, and more—drawing **90,000+ attendees**. The **Fall for Greenville** festival features 60+ local restaurants and 80+ musical acts, **attracting 150,000+ visitors**. Additional cultural highlights include Euphoria, a culinary event, and the Greenville Jazz Fest, reinforcing Greenville as a hub for arts and entertainment.



OUTDOORS

Outdoor enthusiasts flourish in Greenville with options like the **23-mile Swamp Rabbit Trail** along the Reedy River, favored by the city's cyclists. The trail traverses **Falls Park on the Reedy**, downtown's green oasis with captivating waterfalls. Parks along the trail include Cancer Survivor Park, Cleveland Park with the Greenville Zoo, and Unity Park. Additionally, Greenville County features **three state parks**: Paris Mountain, Jones Gap, and Caesars Head.

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GREENVILLE COUNTY - ECONOMY

IN 2022, 22 ORGANIZATIONS CHOSE TO LOCATE OR OPEN NEW OFFICES IN GREENVILLE, CREATING 2,326 NEW JOBS AND RESULTING IN \$470 MILLION IN NEW CAPITAL INVESTMENT.

Greenville County boasts a thriving economy in the Southeast, evolving from a textile hub to a **diverse economic center**. Upstate South Carolina is a major manufacturing hub, attracting top companies like **GE Energy, Michelin, BMW, Fluor, Magna, and Bosch**. The city's skilled workforce and business-friendly atmosphere make it a prime location for **automotive, biotech, aerospace, and advanced materials manufacturing**, drawing interest from entrepreneurs and established companies.

MAJOR EMPLOYERS IN THE UPSTATE



UPSTATE, SOUTH CAROLINA STATS

40+ Fortune 500 Companies

20+ Headquartered Operations

250+ International Companies

34 Countries Operating Firms in the Upstate

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