



LIVE WORK, PLAY in the HEART of DOWNTOWN

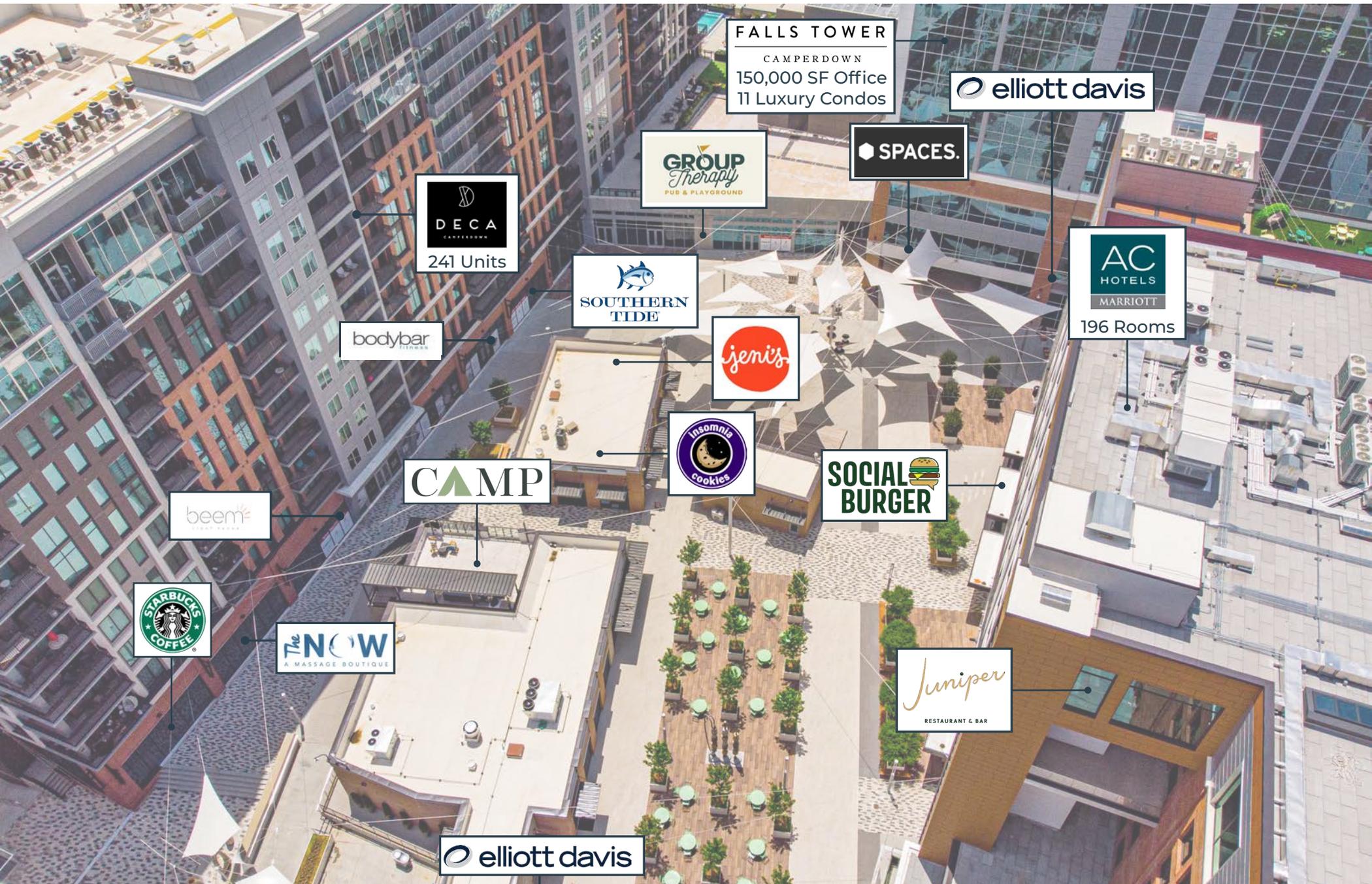
Overlooking Greenville's iconic Fall's Park and adjacent to the celebrated Peace Center in the heart of downtown, the Camperdown development has elevated Greenville's Main Street experience to new heights.

A ONCE IN A LIFETIME
GREENVILLE PROJECT



CAMPDOWN

CAMPERDOWN DEVELOPMENT



FALLS TOWER
CAMPERDOWN
150,000 SF Office
11 Luxury Condos

elliott davis

GROUP
Therapy
PUB & PLAYGROUND

SPACES.

DECA
CAMPERDOWN
241 Units

SOUTHERN
TIDE

bodybar

jenie's

AC
HOTELS
MARRIOTT
196 Rooms

Insomnia
cookies

CAMP

SOCIAL
BURGER

beem

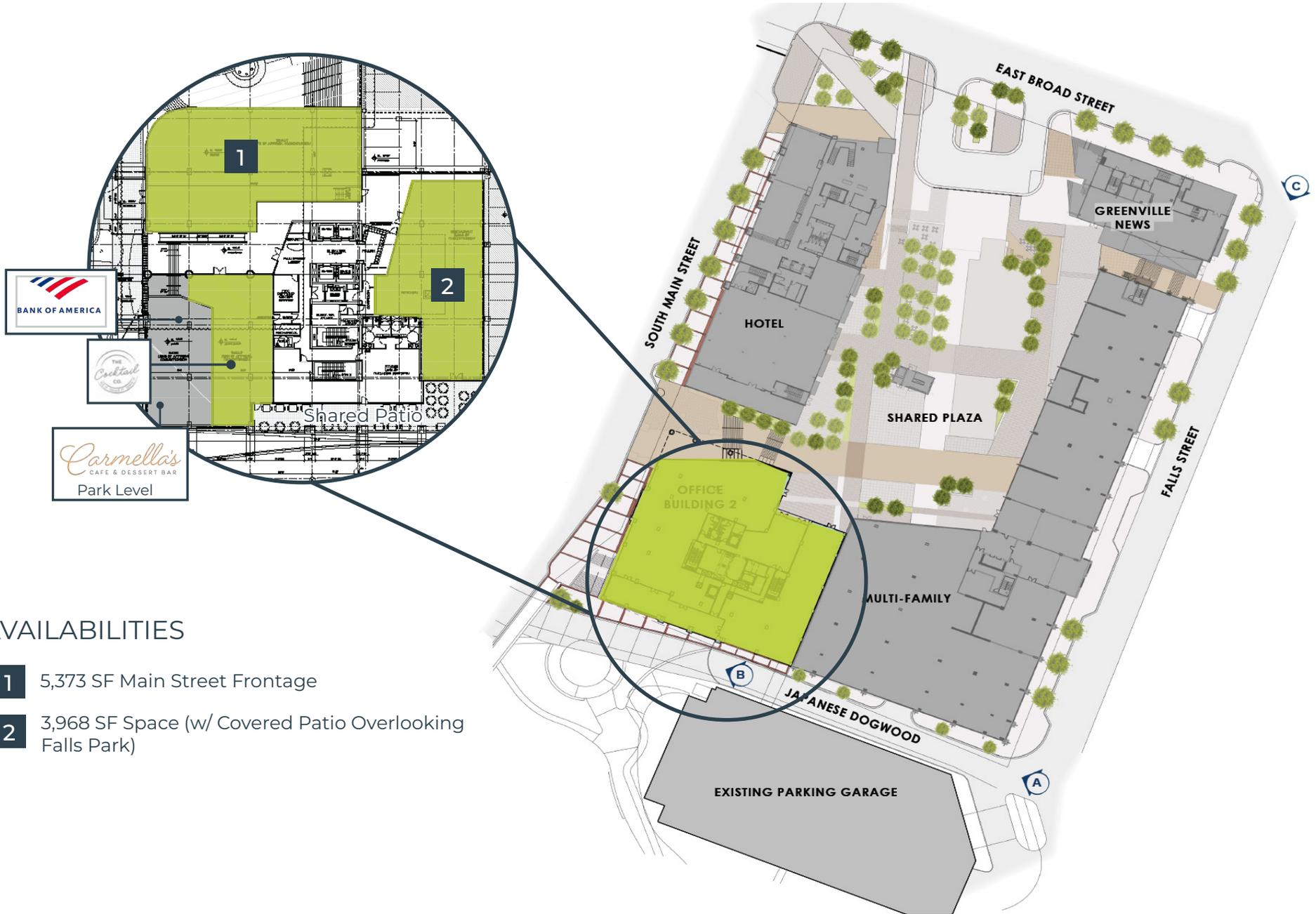
STARBUCKS
COFFEE

The NOW
A MASSAGE BOUTIQUE

Juniper
RESTAURANT & BAR

elliott davis

FALLS TOWER SITE PLAN (MAIN STREET)



AVAILABILITIES

- 1** 5,373 SF Main Street Frontage
- 2** 3,968 SF Space (w/ Covered Patio Overlooking Falls Park)

FALLS TOWER SITE PLAN (PLAZA LEVEL)



AVAILABILITIES

1 5,539 SF Space (w/ 2,453 SF Covered Patio Over looking Falls Park)-Plaza Level

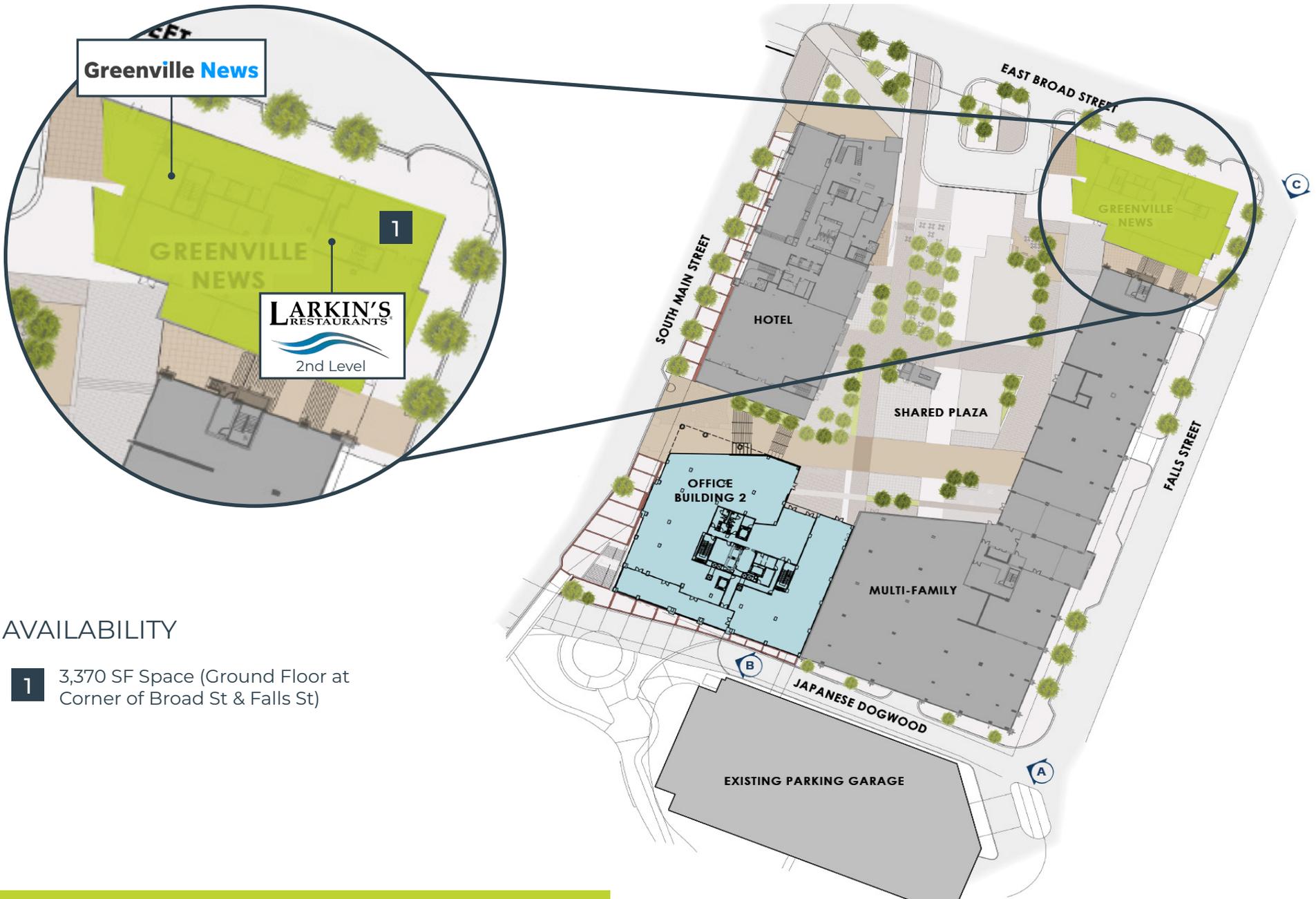


Great windows & high ceilings!



Amazing view & covered patio!

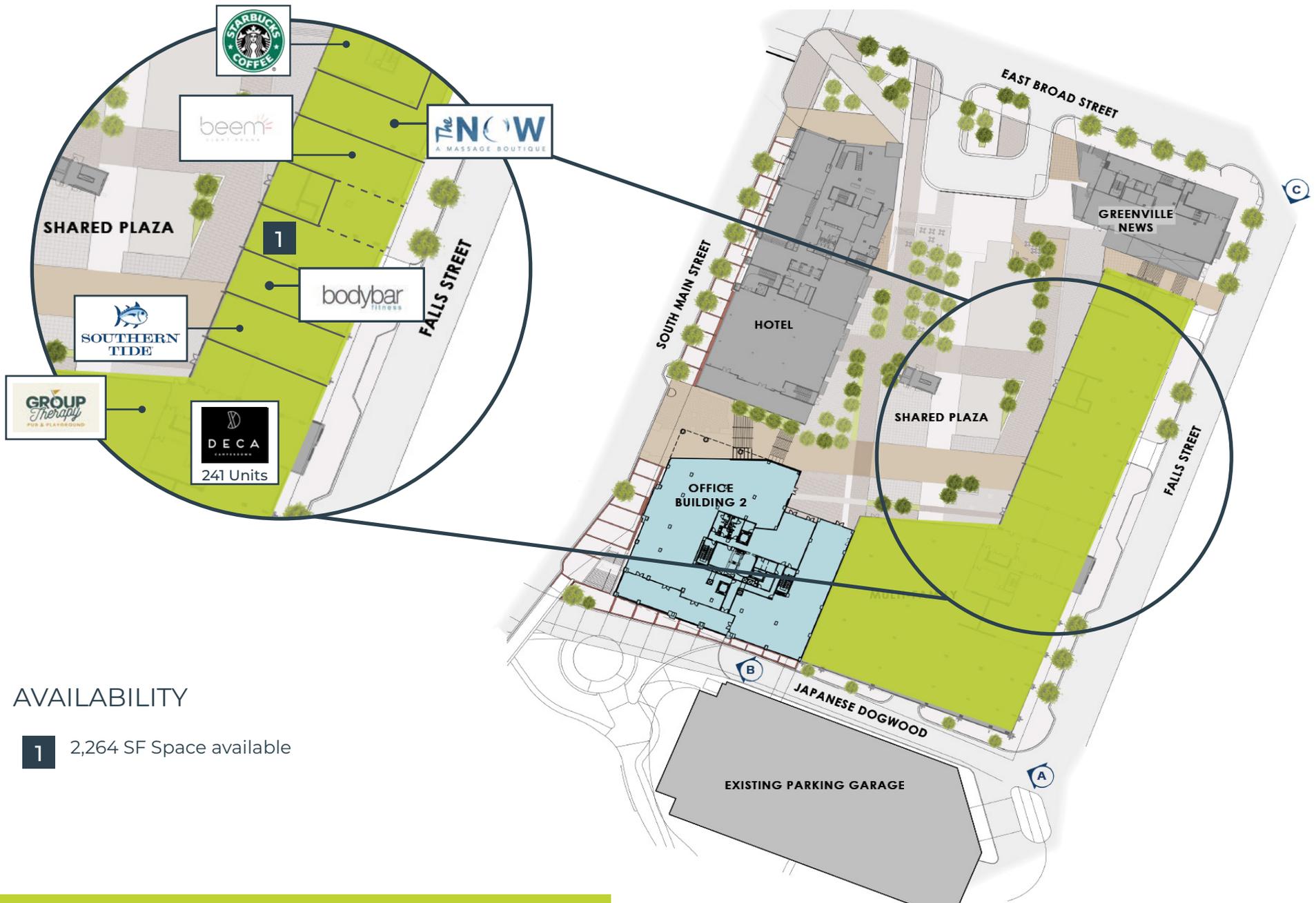
GREENVILLE NEWS BUILDING SITE PLAN



AVAILABILITY

- 1** 3,370 SF Space (Ground Floor at Corner of Broad St & Falls St)

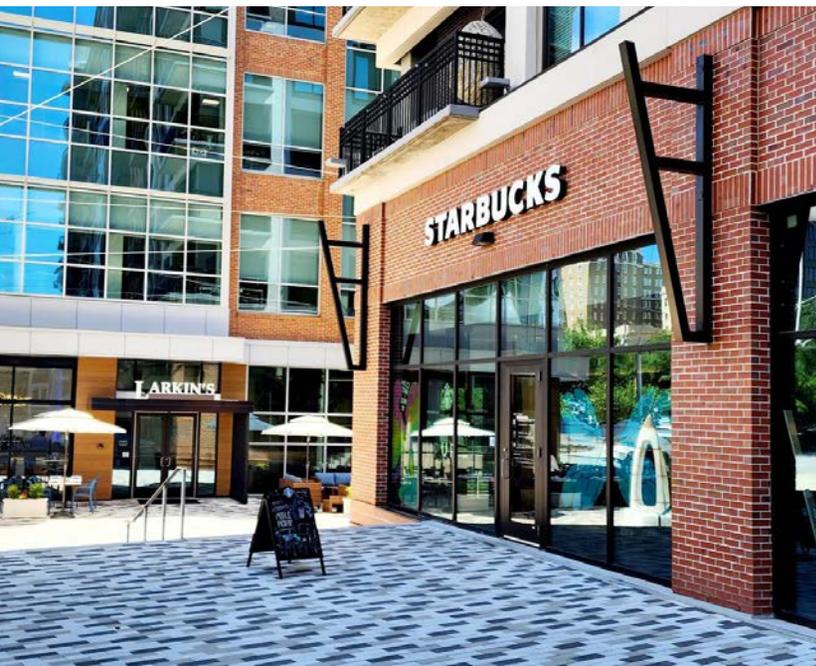
DECA SITE PLAN



AVAILABILITY

1 2,264 SF Space available

CAMPERDOWN PHOTOS



DEMOGRAPHICS

POPULATION



12,046

Total Population (Esri)



32,419

Total Daytime Population (Esri)



30,234

Total Employees (Esri)

KEY FACTS



Median Age



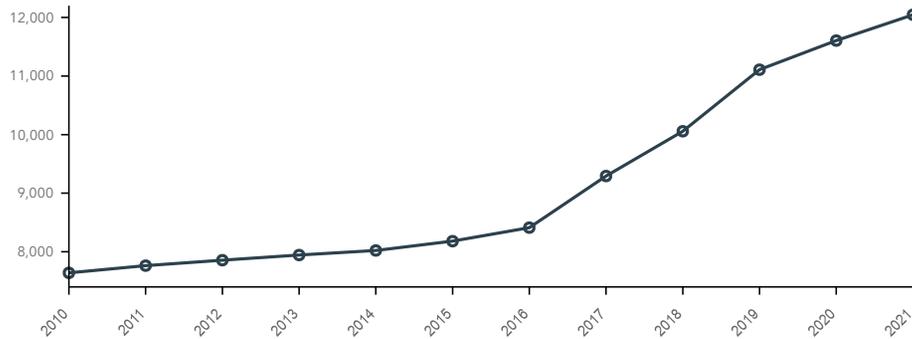
5,864

Households

\$55,901

Median Disposable Income

HISTORICAL TRENDS: POPULATION



POPULATION BY GENERATION



21.2%

Generation X:
Born 1965 to 1980



23.3%

Baby Boomer:
Born 1946 to 1964



5.7%

Greatest Gen:
Born 1945/Earlier



30.7%

Millennial:
Born 1981 to 1998



15.1%

Generation Z:
Born 1999 to 2016



4.1%

Generation Alpha:
Born 2017 or Later

ANNUAL LIFESTYLE SPENDING



\$550,494,712

Annual Budget



\$66,132,767

Total Food Expenditures



\$27,245,889

Eating Away from Home



\$38,886,878

Eating at Home



\$4,430,786

Total Alcoholic Beverages



\$1,882,284

Alcoholic Beverages Away from Home



2,548,503

Alcoholic Beverages at Home



\$15,344,403

Apparel & Services



\$21,999,395

Entertainment & Recreation



#YEAH THAT GREENVILLE

NAMED ONE OF THE TOP EIGHT
PLACES TO GO IN THE SOUTHEAST
Fondor's 2022 Go List

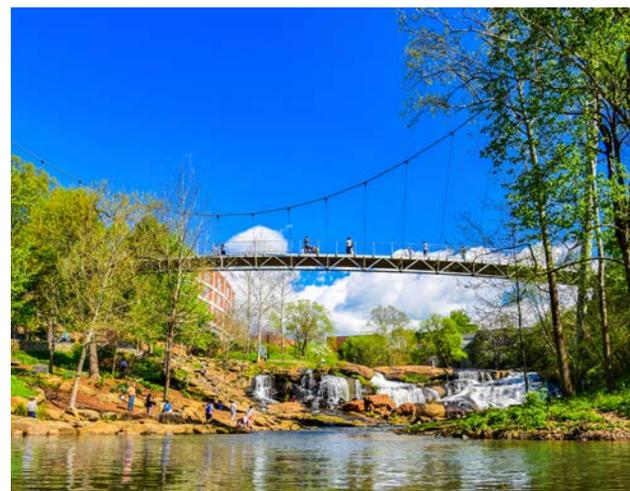
RANKED 6TH ON THE LIST OF
"AMERICA'S BEST SMALL CITIES"
Conde Nast Traveler 2022

RANKED NO. 1 FOR THE SOUTH'S
BEST CITIES ON THE RISE 2022
Southern Living 2022

BEST BEER CITIES IN THE US
Thrillist 2020

THE SOUTH'S MOST "TASTEFUL"
SMALL TOWNS
Forbes 2020

RANKED NO. 20 OF 50 BEST
PLACES TO TRAVEL IN THE WORLD
Travel & Leisure 2022





CAMPBELL
DOWNTOWN

LEASING

CORTNEY CARTER

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