

FOR LEASE

±4,500 SF Retail Space in Greenville, SC



15-B W Washington St
Greenville, SC 29601



Carl Hocker

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15-B W Washington

Greenville, SC 29601

Property & Location Highlights

- Available Space: $\pm 4,500$ SF
- Second-floor space
- Open floor plan with ± 15 ft ceilings
- Zoned MXS-D (Shopfront Development)
- ± 75 Ft of frontage on W Washington St
 - Dedicated cross walk
- One full bar
- Two street level stairwells
- New roof
- ± 0.5 miles from Falls Park, Bon Secours Wellness Arena and Noma Square
- ± 1 mile from Flour Field

Offering Summary

Lease Rate: \$30/SF

Lease Type: NNN

Lease Term: Negotiable

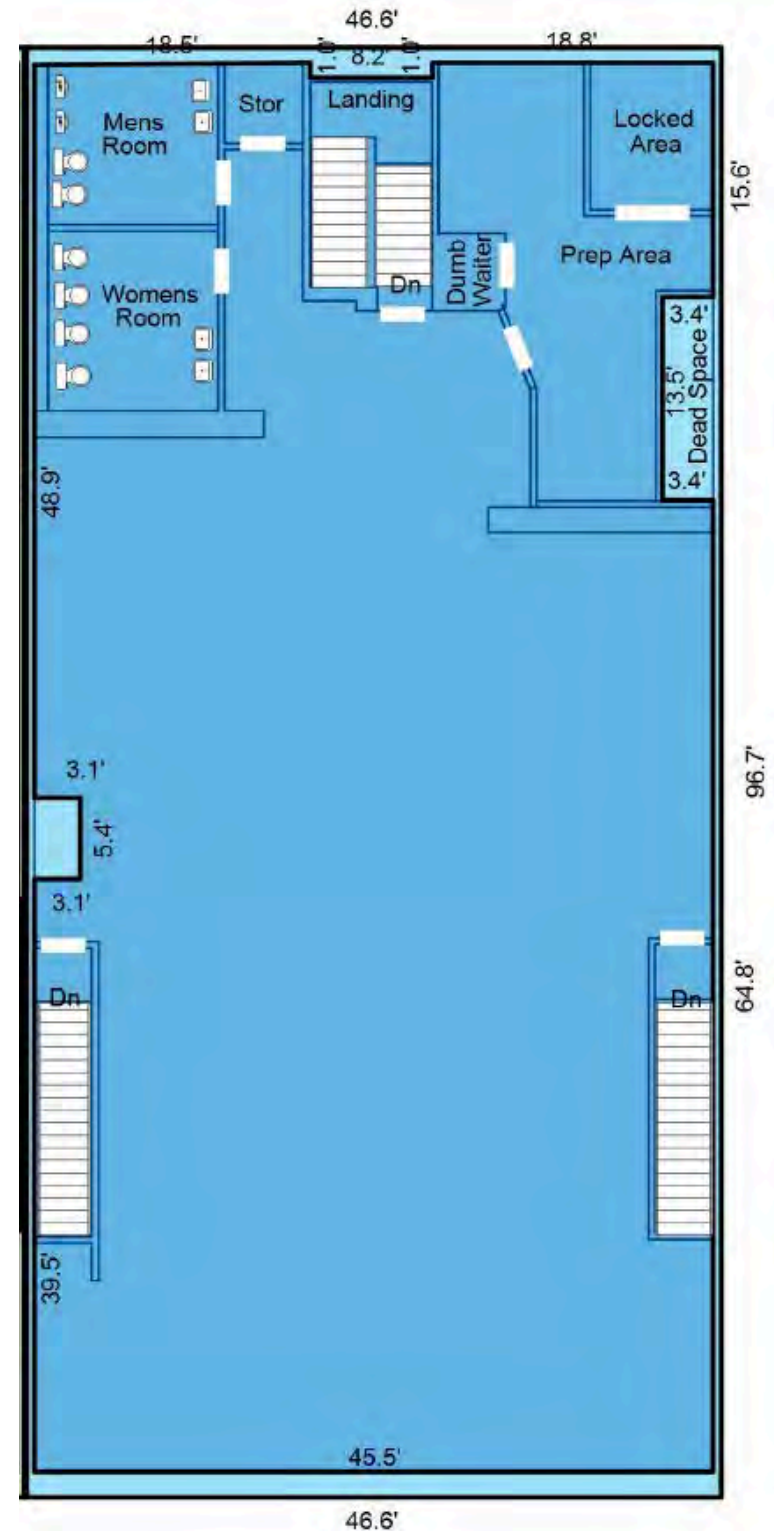
Square footage, taxes, and utilities to be verified by Tenant and/or Tenant's Agent



Floor Plan

Second Floor

15-B W Washington St

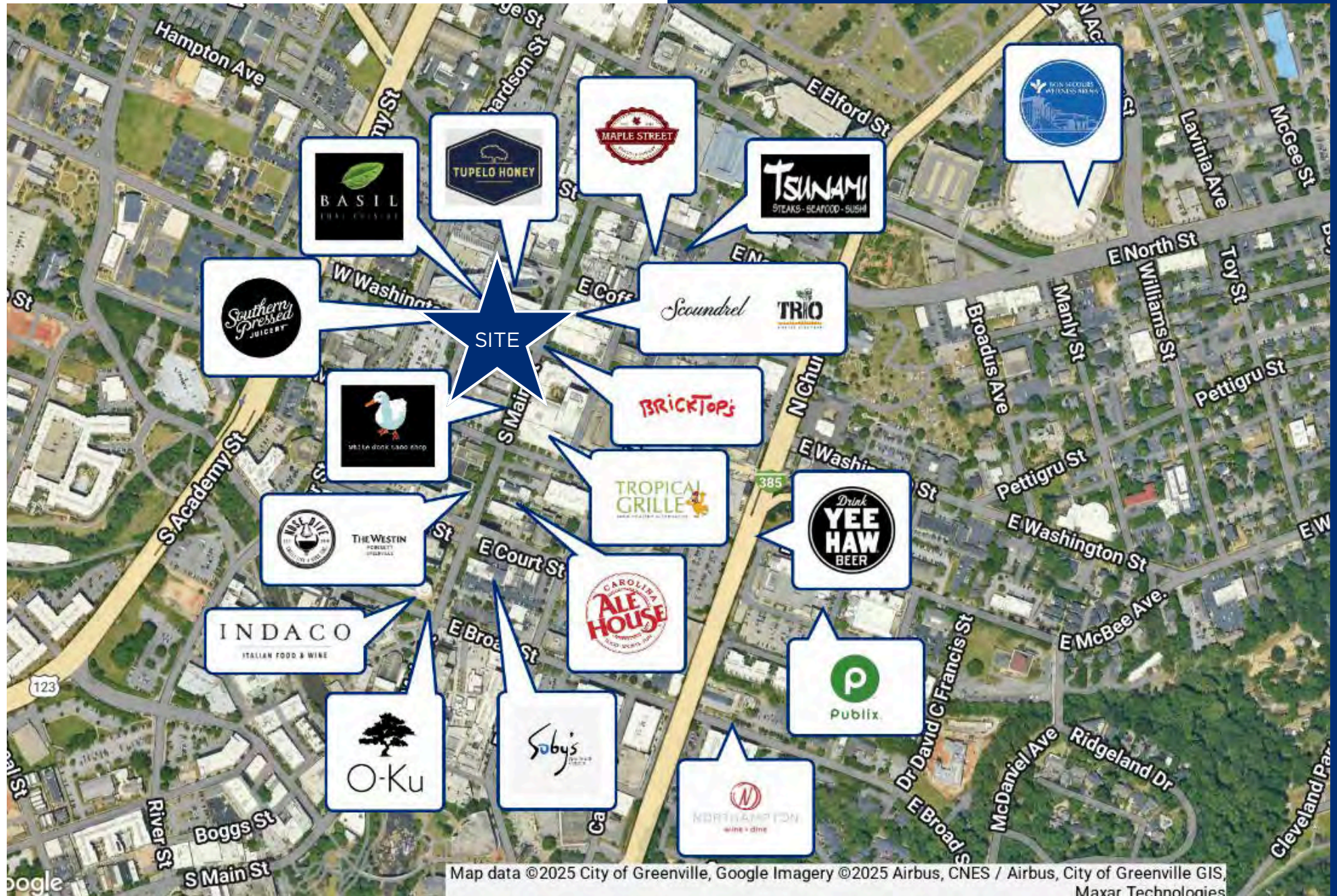


Photos



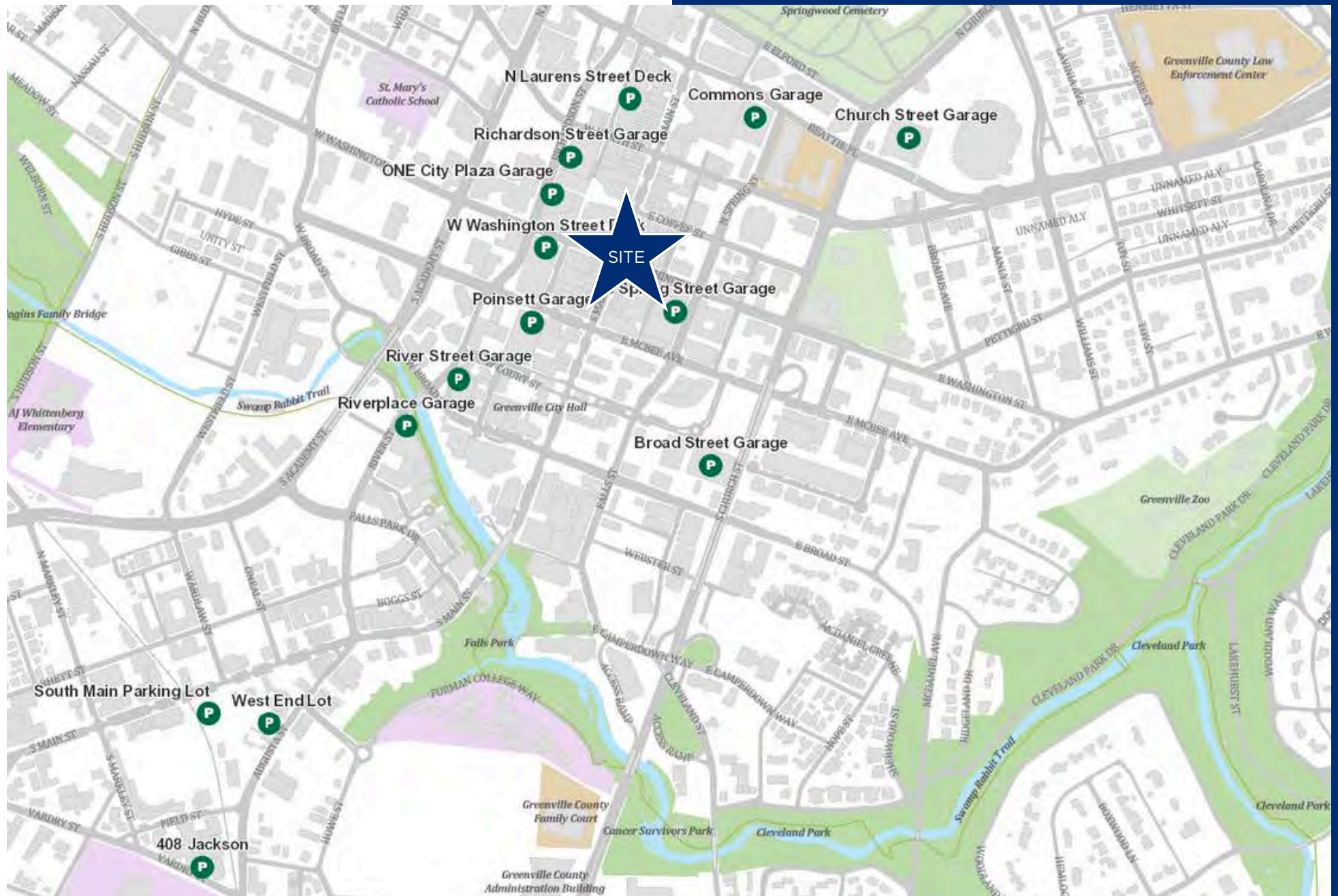
Local Amenities and Retailers

Downtown Greenville, SC



Local Parking

Downtown Greenville, SC



Downtown Amenities

Greenville, SC

Photography by VisitGreenvilleSC.Com

Local Attractions

- Gather GVL
- The Greenville Swamp Rabbits
- Greenville Drive Minor League Baseball
- The Greenville Zoo
- Unity Park
- Cleveland Park
- The Grand Bohemian
- McPherson Park

Entertainment and Culture

- Artisphere
- Gallabrax
- Euphoria
- Fall For Greenville
- The Peace Center for Performing Arts
- Heritage Green
- South Carolina Children's Theatre
- Greek Festival
- Bon Secours Wellness Arena

Culinary Destination

- 100+ restaurants and cafes in downtown Greenville
- James Beard Foundation award semi-finalists
- Food and beverage tours

Outdoors

- South Carolina is home to fourteen state parks
- 60+ golf courses
- Equestrian Parks
- Falls Park
- The Reedy River
- Swamp Rabbit Trail



Downtown Entertainment

Greenville, SC

Photography by Gardner-Webb University

Bon Secours Wellness Arena

Hosts +100 events and over 400,000 people each year.

Within walking distance to development site.



Greenville Drive

High-A affiliate of the Boston Red Sox. This minor league ballpark was crafted to resemble the historic Fenway Park and comfortably seats just under 6,000 people. Centrally located in downtown's historic West End.



Fall For Greenville

The largest annual food and music festival in the Upstate. Vendors include 60+ restaurants, 250+ menu items, 6+ stages where over 80 bands perform, and 50+ beer taps & wine vendors.



Artisphere

The annual three-day event that gives arts patrons the rare opportunity to meet exhibiting artists. Over 90,000 people have attended Artisphere since it began. Artisphere's economic impact is estimated to be around \$12.1M.



Swamp Rabbit Trail

A twenty-two mile, multi-use (walking and biking) greenway that traverses along the Reedy River and connects Travelers Rest with the City of Greenville, SC.



Unity Park

A sixty-acre park that pays homage to the legacies of the neighborhoods surrounding it and the people who brought us where we are today.



Falls Park

Located in downtown Greenville's Historic West End and one of Greenville's greatest treasures. Falls park covers 123+ AC and an average of 7,400 gallons of water drops 100 feet over the course of the Falls every second.



McPherson Park

+12.5 AC park within walking distance of the development site. This stunning park includes tennis courts, shelters, an 18-hole miniature golf course, playground, and walking trail with bridges that cross small creeks.



Peace Center

Located on the southwest corner of Main and West Broad Street. This iconic destination has seen over 13,000 performances and has hosted over 6M patrons since it's opening in 1990.



Market Overview

Greenville, SC

Photography by Forbes

**Greenville Named One of
the Top 10 Housing
Markets expected to
outperform other metro
areas in 2023**

NAR



**South Carolina is the
Fastest Growing
State in the Nation**

U.S. Census Bureau



**Greenville Was
Named One of the
Best Places to Live in
the U.S.**

U.S. News & World Report



**Greenville Voted One
of the Best Small City
for Business and
Careers**

Forbes



**Top 10 Fastest
Growing Cities in the
U.S.**

CNN Money



**America's 3rd Best
Downtown**

Livability



Market Data

Chamber of Commerce | Greenville, SC

Photography by The Cliffs

REEDY



±28

Net new Greenville County residents every day



±49.5

Percent of 25+ year olds with an associate degree or higher



±525k

Total population growth since 2020



±225k

Total Housing in 2020



±14,645

Number of employers with employees in 2021



±58.7k

Average Annual Earnings (Private Sector)



±10.3k

New business formations in 2022 (top 3.3% of all US Counties)



±38.5

Median Age



±63.7%

of in-migration to Greenville County is from outside of South Carolina

Contact Information

Reedy Commercial

WE KNOW THE MARKET

BECAUSE WE'RE INVESTED HERE TOO

At Reedy Commercial, we care about the why behind a commercial property as much as the what.

That's because we believe resilient communities, and portfolios that weather any market, start with people who have a vision beyond a quick profit.

Our network is as valuable as our net worth because this is our market, too.

We're invested in every asset class of commercial real estate right where our roots run deepest. That's how we uncover powerful investments in unexpected locations that yield incredible returns. It's why our clients trust us over the latest trends. And, it's what ignites our deepest passion - turning real estate investments into legacies.



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