

# Retail spaces for lease

455 BUNCOMBE STREET | GREENVILLE, SOUTH CAROLINA



CANVAS  
LOFTS



For further information

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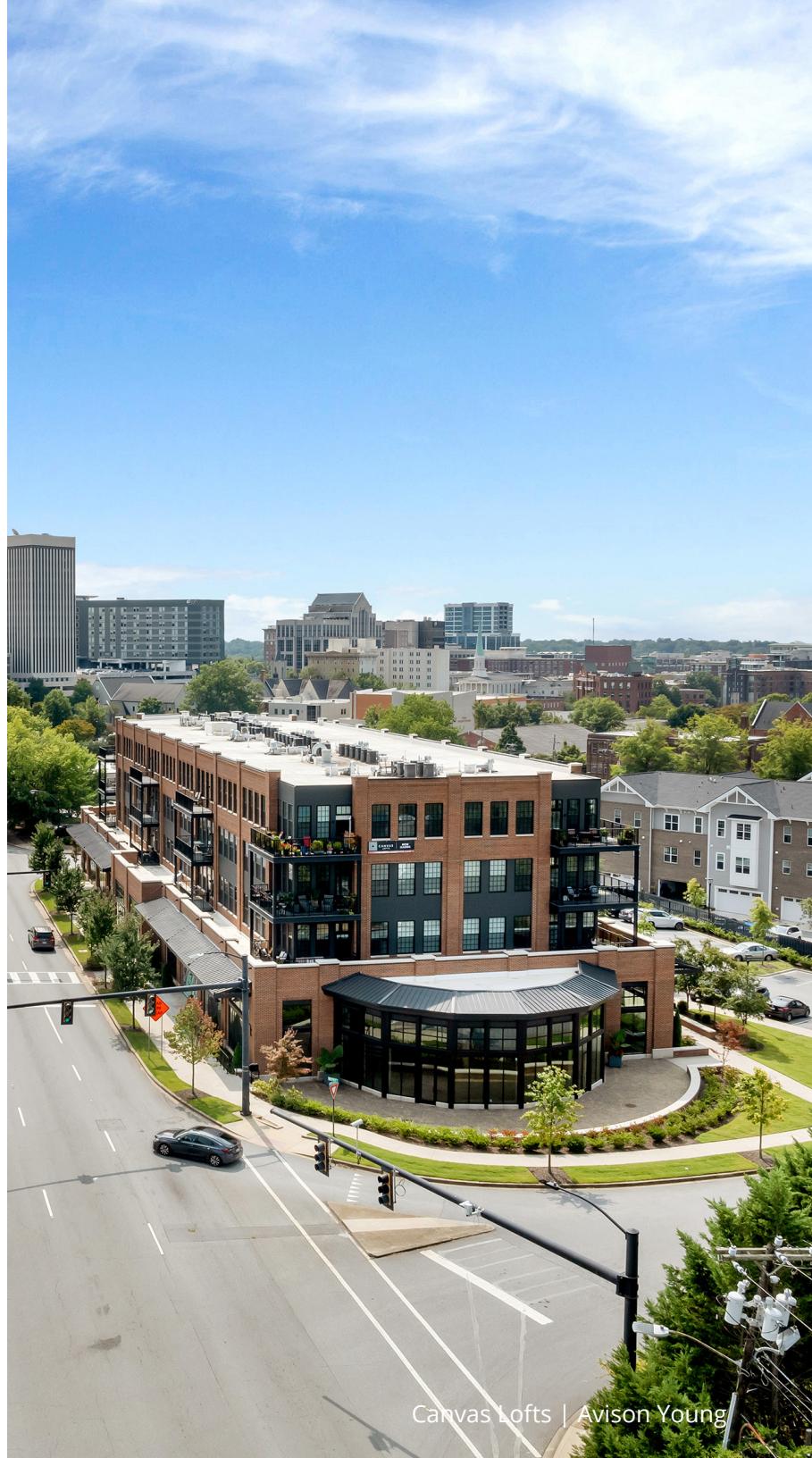
**AVISON  
YOUNG**

# Executive summary

Greenville's Avison Young retail division is pleased to present **Canvas Lofts**, a retail opportunity just two blocks from Greenville's Main Street and along two of the city's most important thoroughfares. Secure the ultimate space for your next venture at Canvas Lofts, featuring 20-foot ceilings, expansive storefront glass, and distinctive architectural elements that make this building ideal for a variety of uses. Take advantage of this unique opportunity to establish your business in one of the most sought-after locations in the area, just minutes from downtown Greenville.

## PROPERTY INFORMATION

<b>Address</b>	455 Buncombe Street, Greenville, SC
<b>SF Available</b>	2,464 sf - 21,822 sf
<b>Lot size</b>	1.85 AC
<b>Lease rate</b>	\$26/SF NNN
<b>Pass throughs</b>	\$6.18/SF
<b>Year built</b>	2020
<b>Zoning</b>	PD
<b>Municipality</b>	Greenville
<b>On-site parking</b>	91 spaces





## HIGHLIGHTS

- **First generation** retail suites available for lease
- Iconic development located **at the gateway to Downtown Greenville**
- **Marquee end cap** space with patio
- **Great visibility** with expansive window frontage
- Over **90 shared surface parking spaces** available for retail tenants
- Situated **between Greenville's CBD and the Hampton Pinckney Historic District**
- Supported by **great demographics** and a **built in customer base** with 48 luxury apartment units (92% occupied) and 31 occupied townhomes
- Located at a **signalized intersection** with multiple points of ingress/egress
- **Convenient access** to Downtown Greenville, I-385, I-85, Highway 123 and Highway 29



### WALK SCORE®

**87**

**Very walkable**  
Most errands can be  
accomplished on foot.



### BIKE SCORE®

**84**

**Very bikeable**  
Biking is convenient for  
most trips.



### TRANSIT SCORE®

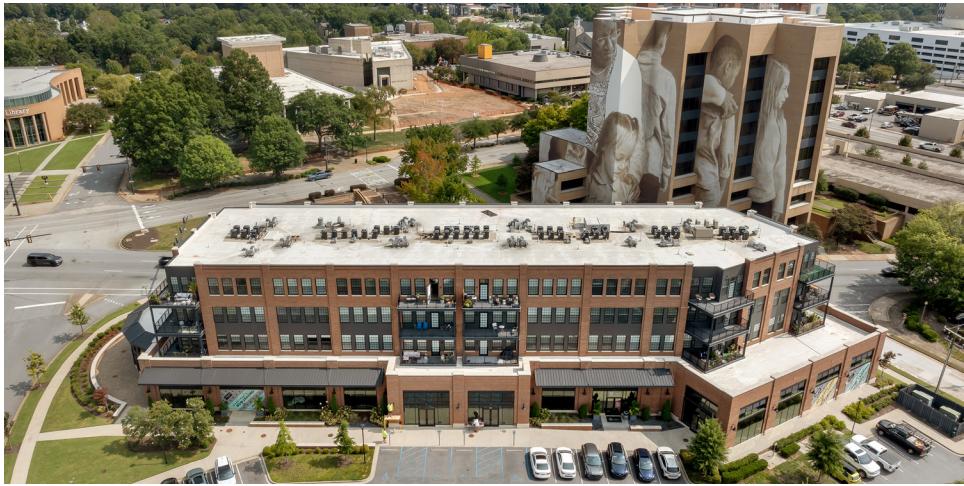
**32**

**Some transit**  
A few nearby public  
transportation options.



Greenville's downtown has long been a favorite destination in the Upstate for shopping, dining, and entertainment. In recent years, it has earned a variety of accolades and awards from national publications.





The building situated in an excellent location, within walking distance of downtown and a diverse selection of shops and restaurants. Its prime setting offers easy access to the vibrant local scene, making it a convenient and attractive spot for both customers and businesses.



A Downtown trolley service offers a stop just across the street at Heritage Green, Greenville's arts and cultural campus with several museums, a theatre and the public library.



# Aerial map

Hampton Pinckney  
Historic District



Subject  
property



GREENVILLE  
THEATRE

Buncombe St AADT: 13,100

Academy St AADT: 30,600



ラーメン  
うどん  
そば  
MENKOI NOODLE  
HOUSE



Downtown

HOME2  
SUITES BY HILTON



Fresh Salads etc.



Washington Ave AADT: 8,200



N Main St AADT: 5,400



ANYTIME FITNESS

SULLY'S ROADHOUSE

WELL'S FARGO

JJ

WINDY CITY BURGERS

SOCIETY SANDWICH

ABANICO

TAMA BAN RESTAURANT & MUSIC

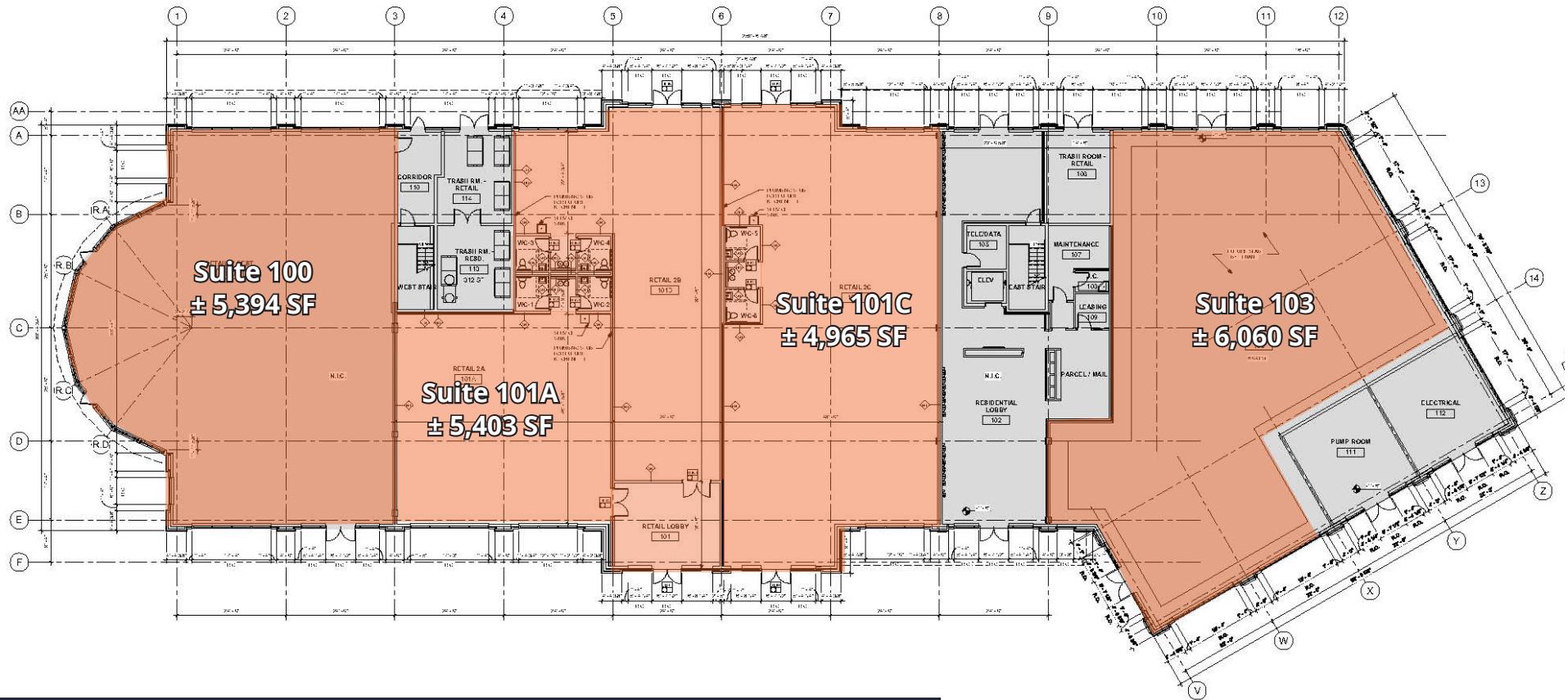
WINDY CITY BURGERS

SCOUT HOUSE

WELL'S FARGO

W

# Floor plan

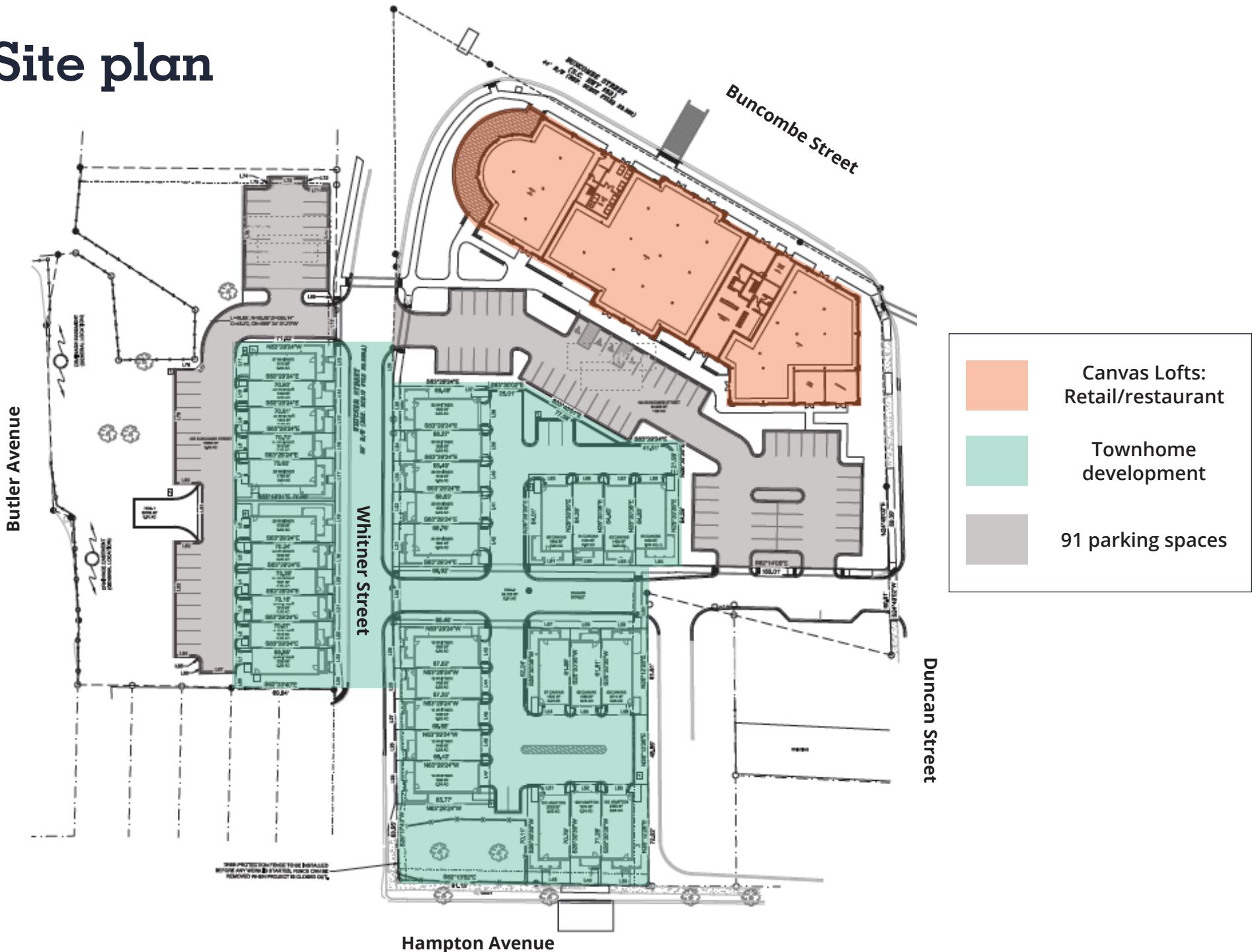


## LEASE INFORMATION

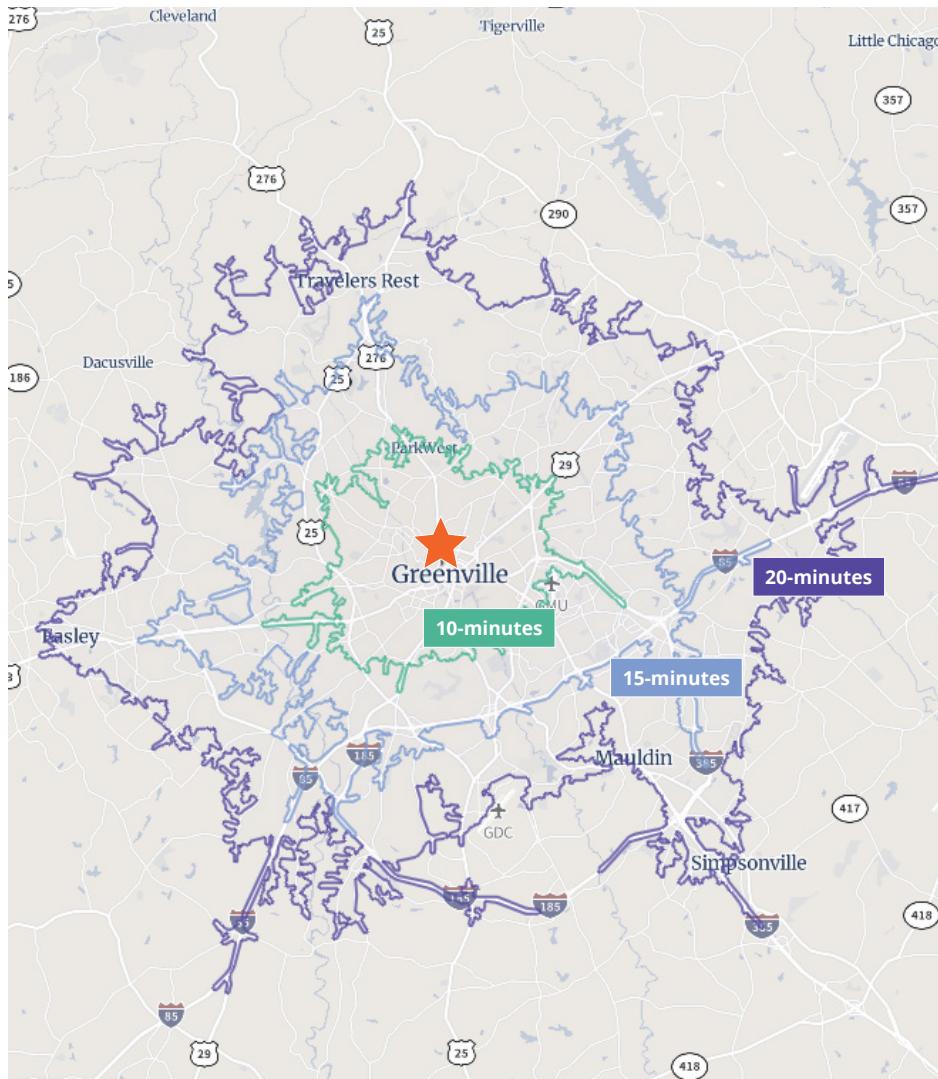
Size	Rate	Type	Available
2,464 SF - 21,822 SF	\$26/SF/YR	NNN	Immediate

CAM, TAXES + INSURANCE: \$6.18/SF

# Site plan



# Demographics | 10,15,20 minute drive time



**339,661**

**POPULATION**

twenty minute drive

**147,733**

**HOUSEHOLDS**

twenty minute drive

**\$113,945**

**AVERAGE HH INCOME**

twenty minute drive

**\$73,588**

**AVERAGE DISPOSABLE INCOME**

twenty minute drive

Population	10 Min	15 Min	20 Min
Total population	87,878	191,203	339,661
Median age	35.8	36.5	37.8
Households & Income	10 Min	15 Min	20 Min
Total households	37,647	81,589	147,733
Average HH income	\$108,265	\$112,599	\$113,945
Average house value	\$495,521	\$487,507	\$466,643
Average disposable income	\$68,682	\$71,683	\$73,588
Businesses	10 Min	15 Min	20 Min
Total businesses	6,056	11,768	17,746
Total employees	70,044	152,364	230,105

# About | Greenville, South Carolina

**#4**

Best Places to Live in the U.S.  
in 2024 – 2025

U.S. NEWS & WORLD REPORT, MAY 2024



**#3**

Friendliest 15 Cities in  
the South

SOUTHERN LIVING, 2024



**#6**

The South's Best Cities  
2024

SOUTHERN LIVING, APRIL 2024



The Coolest Small Cities in  
the U.S.

THRILLIST TRAVEL, 2023



**#4**

Readers Choice: The Best  
Small Cities in the U.S.

CONDE NAST TRAVLER, OCTOBER 2023

# For more information, please contact:

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