

# Retail space for lease on busy Stone Avenue



644 NORTH MAIN STREET | GREENVILLE, SC

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**AVISON  
YOUNG**

# Executive summary

Boasting high foot traffic and a dynamic mix of local businesses, residents, and tourists, this prime spot provides maximum visibility and exposure for your business. This turn-key space offers an unparalleled opportunity to establish your presence in one of the region’s most coveted retail trade areas.

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



## AVAILABILITY

Suite Number	Size	Rate	Type
101	765 sf	Call for pricing	Modified gross

## HIGHLIGHTS

- **End-cap space** with patio opportunity
- Property strategically located at the **four-way lighted intersection** of North Main Street and Stone Avenue
- Garage and surface parking available for 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



# 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	Jī-Rōz
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.

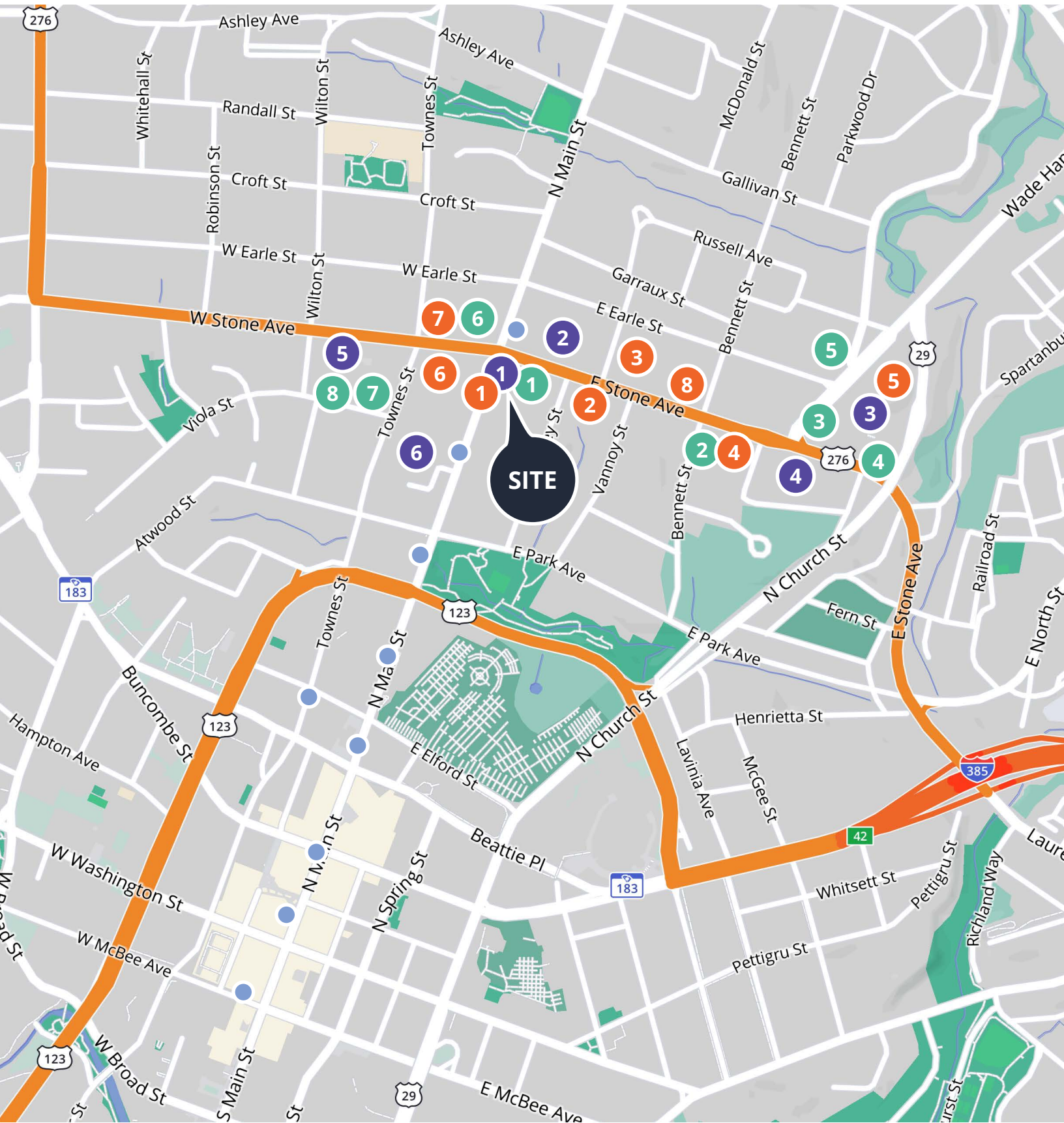


## TRANSIT SCORE®

25

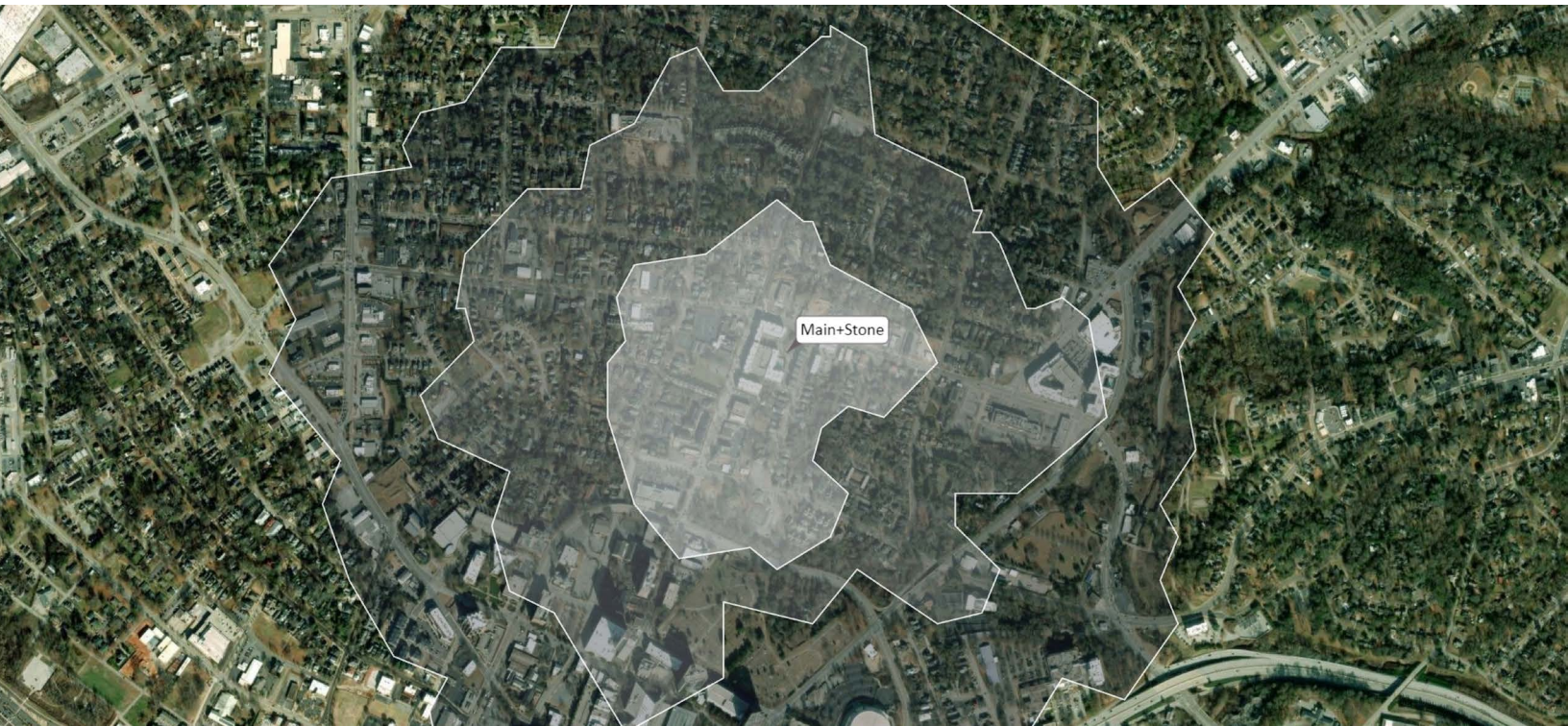
**Some transit**  
A few nearby public transportation options.

# Map



# Demographics within 15-minute walk

644 North Main Street offers a compelling location for your retail 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.



Scan or click for more detailed demographics

# Demographics within 10-minute drive

## KEY FACTS

**56,994**

Population

**\$89,488**

Average household income

**23**

Median age

**3,987**

Total businesses

## POINTS OF INTEREST

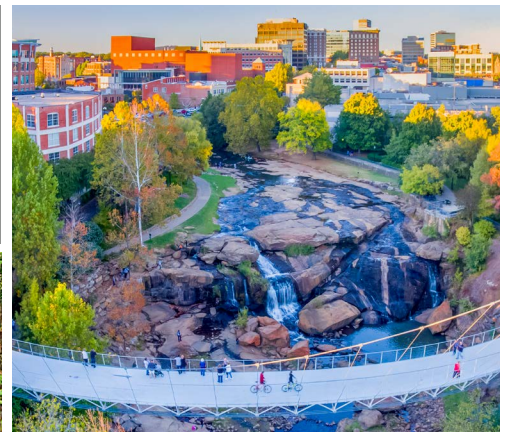


### Arts

- The Village of West Greenville
- Various downtown installations

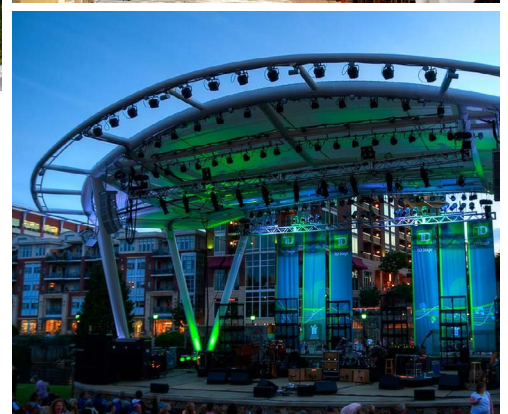
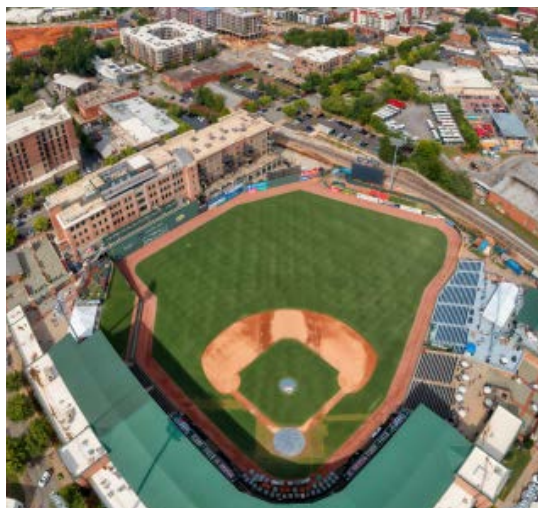
### Nature

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



### Retail & entertainment

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



# 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.



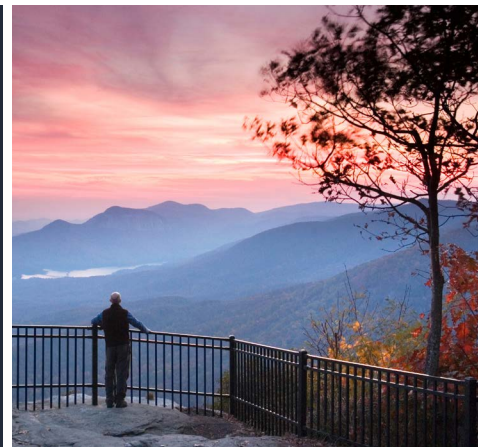
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Best Places to Live in the  
U.S in 2024 – 2025

U.S. NEWS & WORLD REPORT, MAY 2024



**No. 6**  
The South's Best Cities  
2024

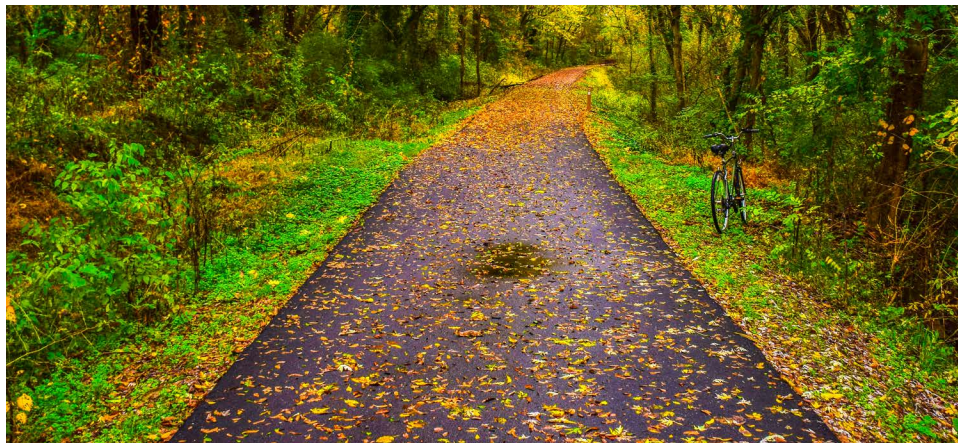
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CONDE NAST TRAVLER, OCTOBER 2023



# Let's talk.



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