



# Disclaimer

All materials and information received or derived from The Founders Group its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither The Founders Group its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party.

The Founders Group will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

## EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party.

All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. The Founders Group makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. The Founders Group does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by The Founders Group in compliance with all applicable fair housing and equal opportunity laws.

By acknowledging your receipt of this Offering Memorandum from The Founders Group, you agree:

1. The Offer Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence;
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner detrimental to the interest of the Sponsor.

# Table of Contents

612 S Main St  
Greenville, SC 29601

Prepared by:  
The Founders Group

## Contacts

---

Josh Hakala  
Associate Broker  
864.404.9377  
josh@foundersgroupsc.com

Matt Foster  
Partner  
864.444.0022  
matt@foundersgroupsc.com

Amanda Shivers  
Executive Assistant  
864.494.7318  
amanda@foundersgroupsc.com

In Association with Carolina Moves  
LLC. A Licensed South Carolina  
Broker



## Prime Retail Opportunity in Downtown Greenville

Don't miss this exceptional retail space located at 612 S Main St, in the heart of Downtown Greenville's vibrant business district. Offering 1,650 square feet of flexible, high-visibility space, this property is perfectly positioned to attract foot traffic from locals and tourists alike.

### Property Highlights:

Size: 1,650 sq. ft. of prime retail space.

Location: Situated on bustling South Main Street, surrounded by restaurants, shops, and cultural attractions.

Versatility: Ideal for boutique retail, gallery space, or a creative concept looking to thrive in one of Greenville's most sought-after locations.

This property offers a rare chance to establish your business in one of the Southeast's most dynamic downtown areas.

Listing Price: \$1.29MM

ROFR to purchase entire building

Contact us today to schedule a tour and take the first step toward securing your spot in Downtown Greenville's thriving retail scene.

# Property Overview | Location Map



# Property Overview | Property Photos



# Property Overview | Property Photos



# Property Overview | Property Photos





# Property Overview | Property Photos



# Property Overview | Street View





The Founders Group  
455 Congaree Rd  
Greenville, SC 29607  
[www.foundersgroupsc.com](http://www.foundersgroupsc.com)

In Association with Carolina Moves, LLC.  
A Licensed South Carolina Broker

## Transaction Team



**Josh Hakala**  
Associate Broker  
864.404.9377  
[josh@foundersgroupsc.com](mailto:josh@foundersgroupsc.com)



**Matt Foster**  
Partner  
864.444.0022  
[matt@foundersgroupsc.com](mailto:matt@foundersgroupsc.com)



**Amanda Shivers**  
Executive Assistant  
864.494.7318  
[amanda@foundersgroupsc.com](mailto:amanda@foundersgroupsc.com)