

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

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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 cert ified 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 consult ants 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.



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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

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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.

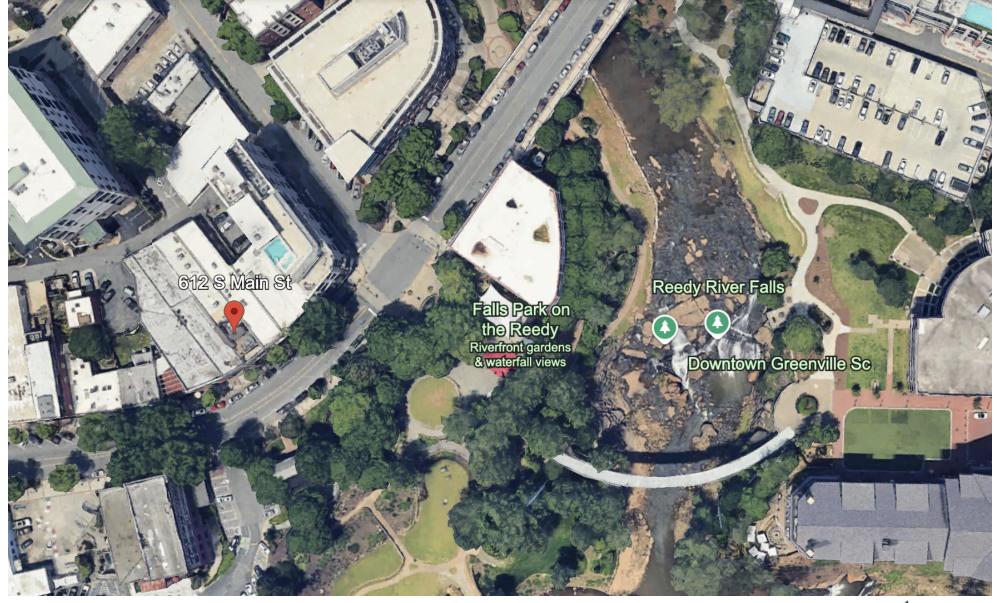
This property offers a rare chance to establish your business in one of the Southeast's most dynamic downtown areas.

Listing Price: \$1.29MM ROFR to purchase entire building

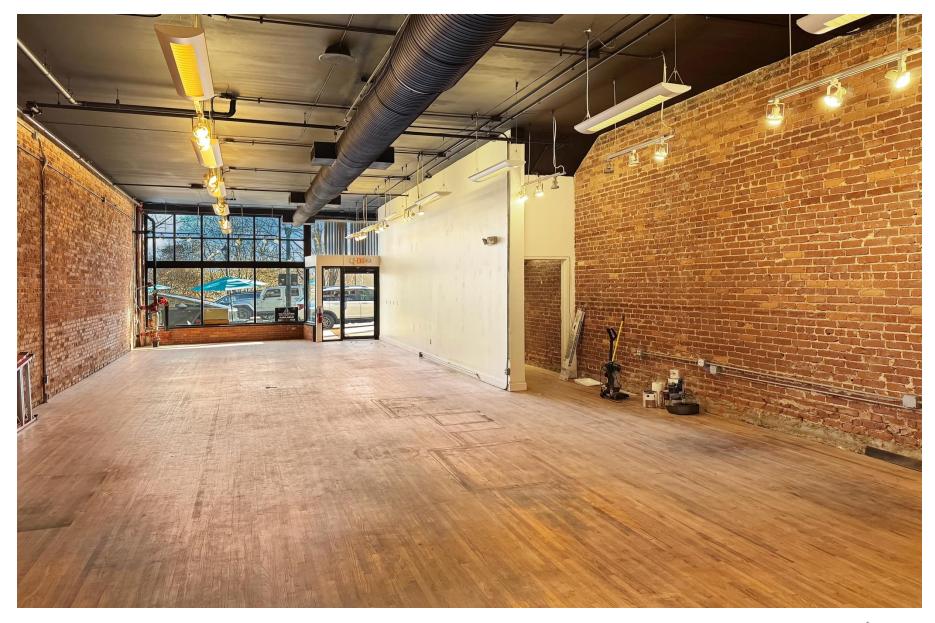
Contact us today to schedule a tour and take the first step toward securing your spot in Downtown Greenville's thriving retail scene.



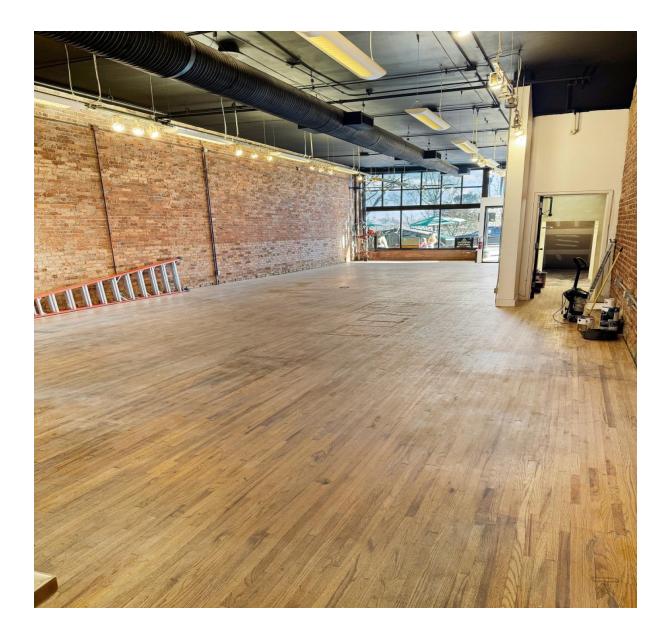
Property Overview | Location Map



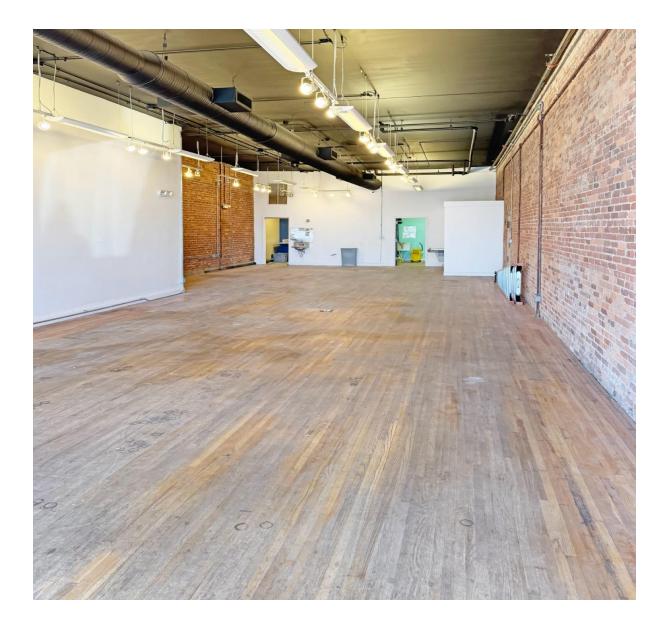












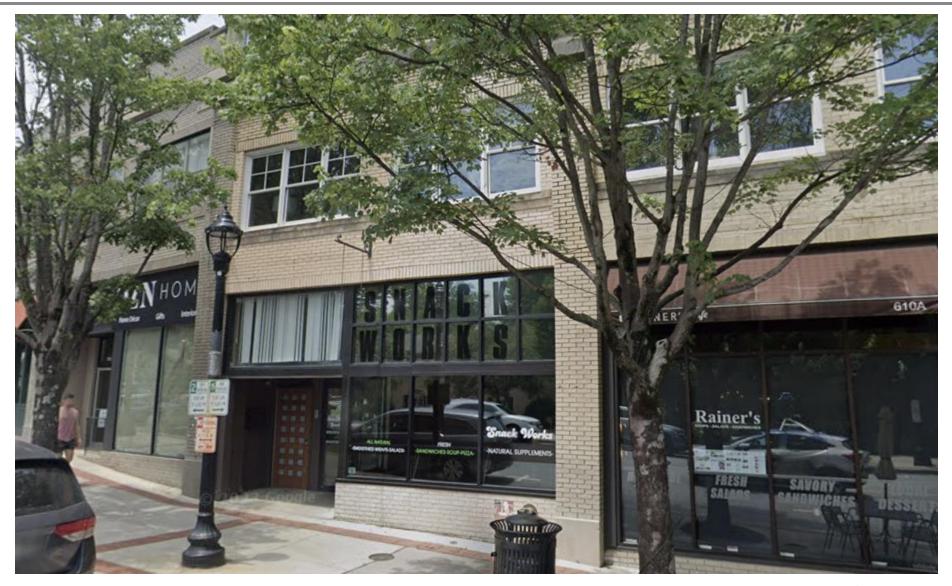


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Property Overview | Street View





Transaction Team



Josh Hakala Associate Broker 864.404.9377

josh@foundersgroupsc.com



Matt Foster Partner 864.444.0022 matt@foundersgroupsc.com

The Founders Group 455 Congaree Rd Greenville, SC 29607 www.foundersgroupsc.com

THE FOUNDERS

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