

**AVISON
YOUNG**

FOR LEASE

20-22 Liberty Lane

Greenville, SC

A MIXED-USE DEVELOPMENT IN THE HEART OF THE LAURENS ROAD CORRIDOR

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Overview

Property highlights

- First generation retail, restaurant, and office spaces
- Estimated delivery Q2 2026
- Flexible floor plans
- Close proximity to Greenville's renowned Swamp Rabbit Trail
- Highly accessible location convenient to I-385, South Pleasantburg Road, Laurens Road, and downtown Greenville
- Infill location with high population density
- Potential Opportunity Zone incentives:
 - Qualified Gains investments have tax deferral until December 31, 2028
 - Opportunity Zone businesses can appreciate tax free over 10+ years
- Located across the street from Greenville Technical College and University Center, in the heart of the Laurens Road redevelopment corridor
- 134 parking spaces



Leasing information

| Spaces | Size (sf) | Lease rate | Lease type |
|-----------|----------------|------------------|------------|
| Available | ±1,814 - 8,093 | Call for pricing | NNN |



Floor plans

| Spaces | Size (sf)* | Lease rate | Availability |
|------------|------------|------------------|--------------|
| Suite 100A | 7,069 | — | Leased |
| Suite 100B | 1,814 | Call for pricing | Available |
| Suite 100C | 7,695 | — | At lease |
| Suite 101 | 3,177 | Call for pricing | Available |
| Suite 102 | 2,700 | — | Leased |
| Suite 103 | 2,447 | — | Leased |
| Suite 104 | 3,055 | Call for pricing | Available |
| Suite 105 | 6,448 | — | Leased |
| Suite 106 | 8,093 | Call for pricing | Available |
| Suite C1 | 11,108 | — | Leased |

*flexible floor plans ready to be configured to tenant's needs



Worthwhile builds custom software solutions that transform business outcomes. We create lasting value through technology and enable our clients' success by cultivating people who will ensure that our communities flourish for generations.

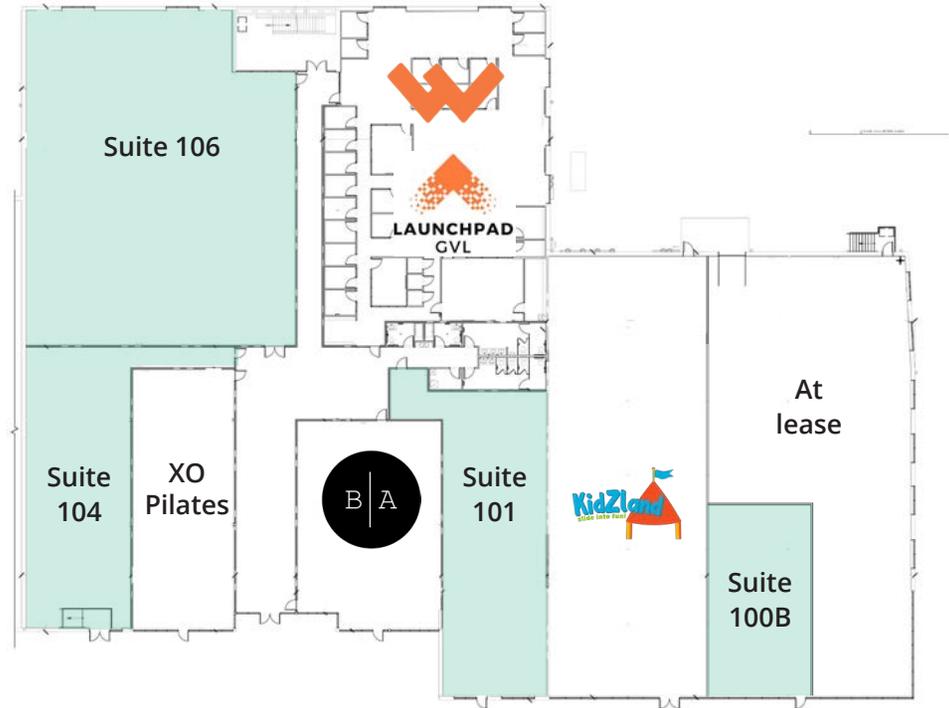


The concept of laser tag meets a more adult theme of tactical combat, turning simple laser tag battles into a multi-sensory experience. Imagine being able to feel like you were in a video game like Call of Duty. Lights, sound, and wind combine to produce an experience unlike any laser tag the Upstate has seen before.

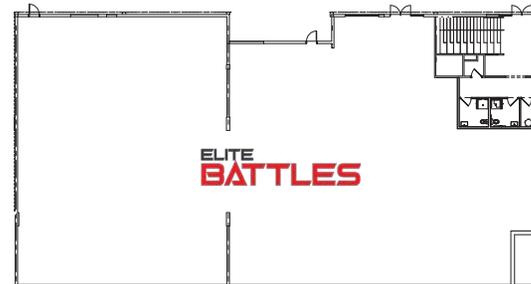


Barista Alley is so much more than just a cafe; it is a place that brings the community together. Whether it be to study, work, socialize, have a date night, or just relax, Barista Alley offers an experience that you will want to revisit over and over.

Main level



Lower level



Conceptual site plan



Demographics

| Demographics | 5 minutes | 10 minutes | 15 minutes |
|-----------------------|-----------|------------|------------|
| Avg. HH Income | \$120,413 | \$132,348 | \$112,308 |
| Median HH Income | \$64,678 | \$77,615 | \$72,889 |
| 2025 Population | 14,786 | 82,039 | 223,395 |
| 2030 Proj. Population | 15,696 | 88,265 | 239,685 |
| Daytime Population | 26,028 | 153,639 | 317,349 |
| Median Age | 36.2 | 36.6 | 37.5 |
| 2025 Households | 5,634 | 29,206 | 78,141 |
| 2030 Proj. Households | 7,608 | 42,563 | 108,144 |



82,039

Population



+1.4%

Proj. Population (2026)



\$132,348

Average HH Income



30,800/39,700

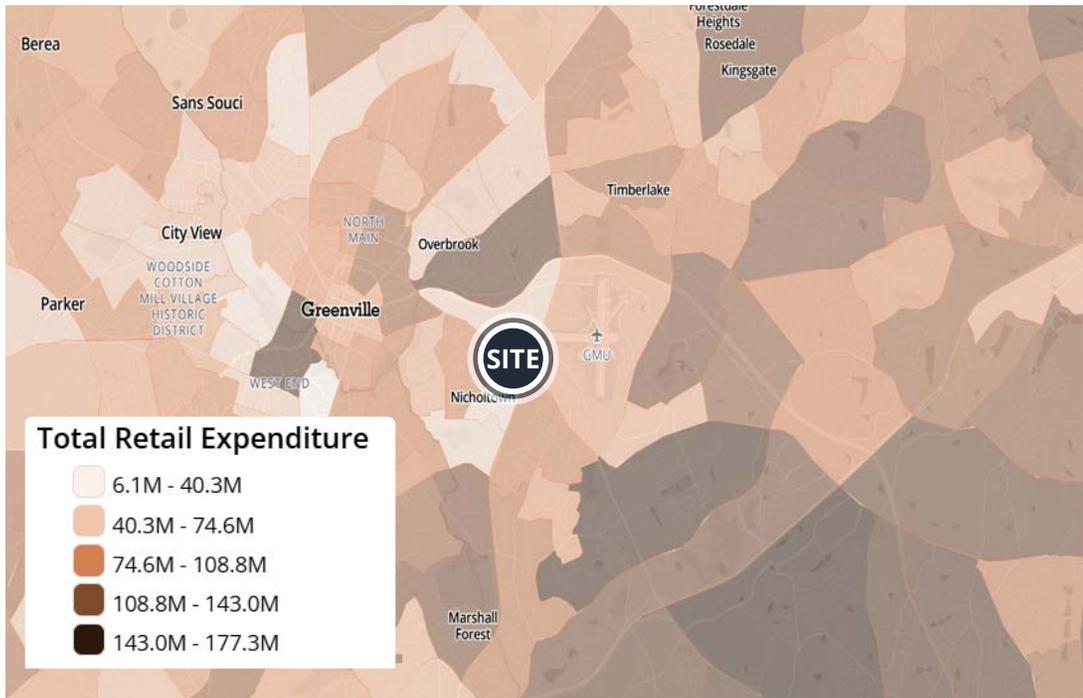
Vehicles per day
Laurens Rd/South Pleasantburg Dr



\$187M

Food/bev spending

10-minute demos

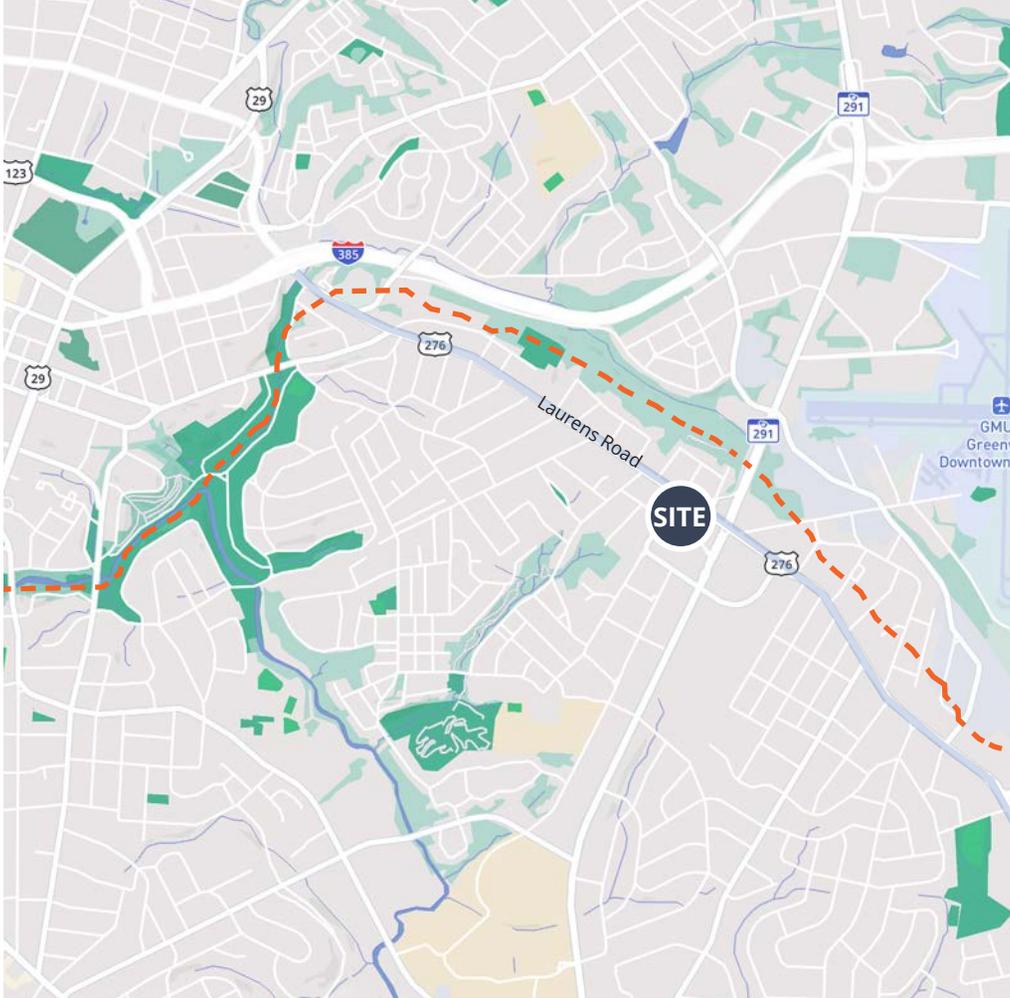


Conceptual renderings



Property location





The Swamp Rabbit Trail

Running along the scenic Reedy River, the 22-mile Prisma Health Swamp Rabbit Trail links Travelers Rest to Greenville along a historic railroad corridor. Opened to the public in 2009, the trail has experienced continual growth and offers fun, non-motorized recreation and transportation opportunities to residents and visitors

The development of the trail caused a boom of development, with bike rental shops, local eateries, breweries, retail shops, and housing popping up along the esplanade. Views of the Reedy River are plentiful along the trail.

The recently completed “Green Line” extension is a \$6 million, four-and-a-half-mile extension of the trail from Cleveland Park along Laurens Road to CU-ICAR. The extension has sparked residential and commercial investment along the Laurens Road corridor, and, according to consulting firm Stantec's master plan for the extension, property values over the next 10 years for area communities, whose socioeconomic statuses vary, are predicted to increase by \$1.5 billion.

Everywhere that trail runs there's been a real influx of economic development.

– Greenville County Councilman, Joe Dill

9.7%
of trail activity is work commuting

85%
sales increase for nearby businesses

47.5%
increase in retail price/sf in 5 years

2.3M
trail users in 2025



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POINT  PLACE

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