



DISTRICT MIDTOWN

500 Congaree Road
Greenville, SC 29607

New Mixed-Use Retail

- Rare small suite opportunities:
±943-1,010 SF
- Adjacent suites can be combined
- Directly across from Haywood Mall
- Central location with large trade area
- 337 on-site apartments
- Contact broker for pricing

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Site Summary

Located off Haywood Road, ± 0.1 miles away from Haywood Mall and ± 0.8 miles from Patewood Medical Campus.

Surrounded by numerous national brands including Dillard's, Macy's, Verizon, TJ Maxx, DSW, Barnes and Noble, and more.

Retail suites offer exceptional visibility, small footprints, economical deal structures, and access to 337 on-site apartments.



Site Plan



Building 1000

1102	1,008 SF
1103	1,006 SF
1104	990 SF

Building 2000

2102	1,010 SF
2103	Golden & Green Hair Co.
2104	Solé Espresso Bar
2105	The Greenville Spark
2106	Wyldlight Studio

Building 3000

3102	1,008 SF
3103	Lashbar
3104	990 SF

Building 8000

8102	Bryans Sports Mem.
8103	943 SF
8104	Ro & Co.
8105	1,006 SF
8106	Waffle Drop

Aerial Map

Demographics

Population



	1 MILE	3 MILES	5 MILES
(2010)	4,661	55,130	154,625
(2024)	7,868	65,491	182,025
(2029)	8,251	67,881	191,038

Households



	1 MILE	3 MILES	5 MILES
(2010)	2,765	24,093	65,790
(2024)	4,326	29,826	80,215
(2029)	4,615	31,452	85,594

Average HH Income



	1 MILE	3 MILES	5 MILES
(2024)	\$78,534	\$101,592	\$110,707
(2029)	\$89,210	\$116,830	\$127,523

Business Summary



	1 MILE	3 MILES	5 MILES
Businesses	1,320	4,567	11,904
Employees	20,719	64,635	153,290

Source: Esri Business Analyst

Traffic Counts



28,100 VPD HAYWOOD RD. (2024)
107,000 VPD I-385 (2024)



Greenville, SC



BEST SMALL CITY IN THE
UNITED STATES
conde nast traveler, 2022

ONE OF FIVE
BEST PLACES
TO RETIRE *aarp*

NAMED #1
MICRO-CITY OF THE FUTURE
IN THE WESTERN HEMISPHERE
financial times

TOP 10 BEST PLACES
TO LIVE
livability

THE SOUTH'S MOST
'TASTEFUL' *forbes*
SMALL TOWNS

RANKED 3RD
STRONGEST JOB
MARKET IN AMERICA
bloomberg businessweek

FASTEST GROWING CITY IN THE NATION
RANKED 9TH
cnn money

3rd MOST SCENIC
BIKE TRAIL ACROSS AMERICA
ny post

BEST PLACES FOR YOUNG
PROFESSIONALS
niche



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