



**COLDWELL
BANKER
COMMERCIAL**
CAINE

FOR LEASE

1040 W. WASHINGTON ST.

Greenville, SC 29601

AVAILABLE SPACE

+/-350 SF

LEASE RATE

\$900 per month (Full Service)

CBCCAINE.COM



CONTACT:

Matt Vanvick, CCIM
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T. Cox
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**COLDWELL BANKER COMMERCIAL
CAINE**
117 Williams Street, Greenville, SC 29601
864.250.2800



1040 W. WASHINGTON ST.

Greenville, SC 29601

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OFFERING SUMMARY

Available SF: +/-350 SF

Lease Rate: \$900 per month (Full Service - Excludes Janitorial)

Lot Size: +/-0.35 Acres

Building Size: +/-5,000 SF

Zoning: RDV City of Greenville

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PROPERTY HIGHLIGHTS

- Shared kitchen, break room and restrooms
- 24 hour access
- 2 dedicated parking spaces and shared parking for guests
- Exterior signage opportunities
- Walk, bike or drive to Main St. in minutes
- Close proximity to Unity Park and Washington West Development
- Fronts on Mulberry St., Cook St. and W. Washington St.
- Greenville County Tax Map No. 0024000101400

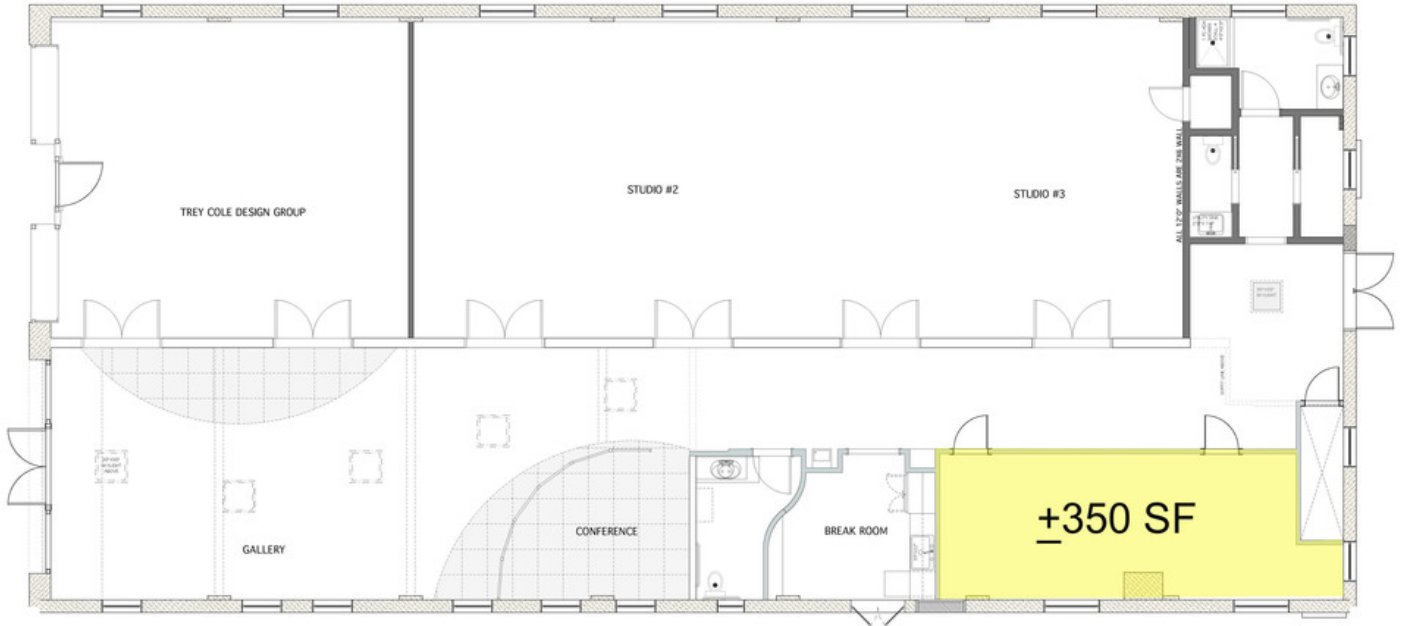


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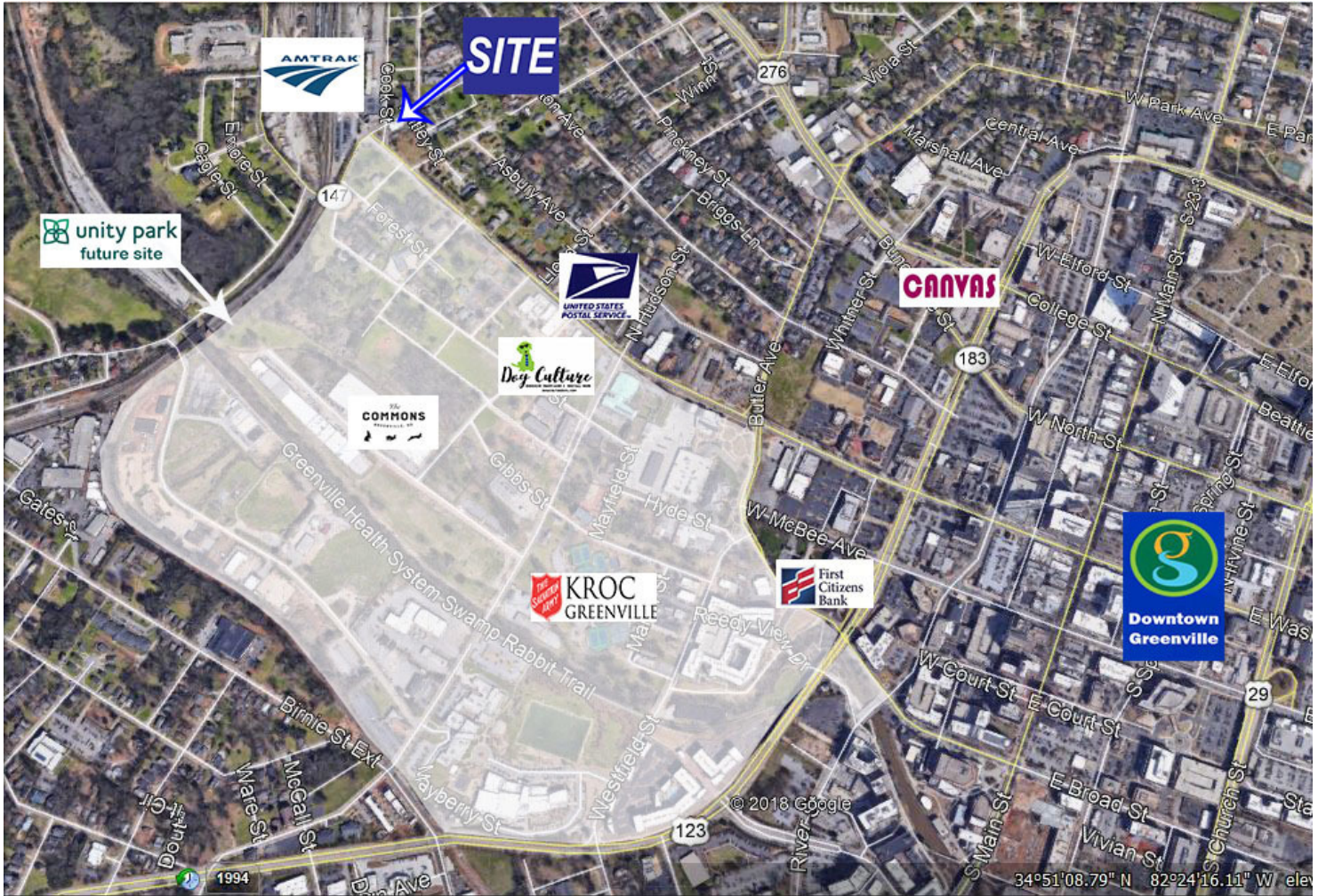
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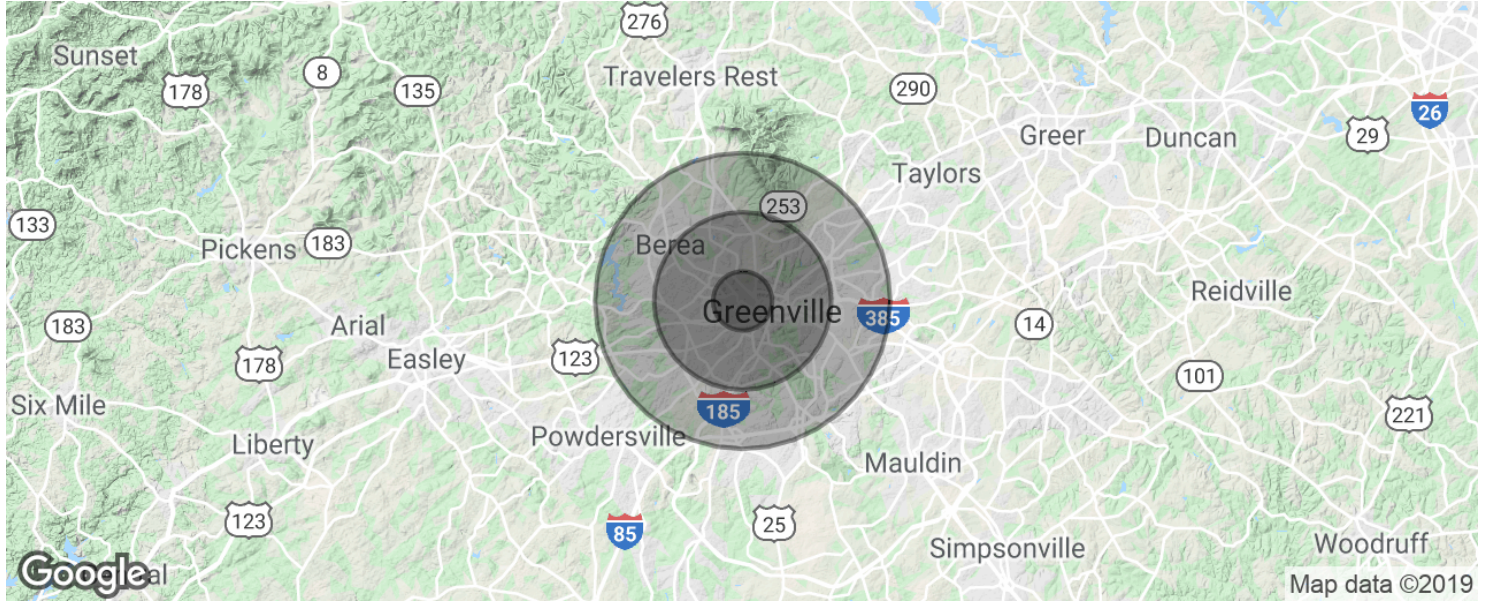
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POPULATION	1 MILE	3 MILES	5 MILES
Total population	7,521	67,632	143,393
Median age	35.3	36.9	36.2
Median age (Male)	35.3	35.3	34.6
Median age (Female)	33.8	38.3	37.6
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	3,260	28,656	58,627
# of persons per HH	2.3	2.4	2.4
Average HH income	\$34,673	\$49,501	\$52,711
Average house value	\$194,035	\$189,408	\$187,343

* Demographic data derived from 2010 US Census

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