



**COLDWELL
BANKER
COMMERCIAL
CAINE**

512 AUGUSTA ST.

Greenville, SC 29605

AVAILABLE SPACE

+/-1,307 SF

LEASE RATE

\$25.00 SF/yr (NNN)

FOR LEASE

CBCCCAINE.COM



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117 Williams Street, Greenville, SC 29601
864.250.2800



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OFFERING SUMMARY

Available SF: Unit A: +/-1,307 SF

Lease Rate: \$25.00 SF/yr (NNN)

Lot Size: 0.12 Acres

Building Size: +/-2,607 SF

Renovated: 2017

Zoning: C-4 City of Greenville

PROPERTY OVERVIEW

Retail Redevelopment

PROPERTY HIGHLIGHTS

- Patio space available
- Zoned C-4 City of Greenville
- Tenant Improvement Allowance Negotiable
- 2018 Traffic Count: 19,200 VPD
- Located at the corner of Augusta St. and Dunbar St.

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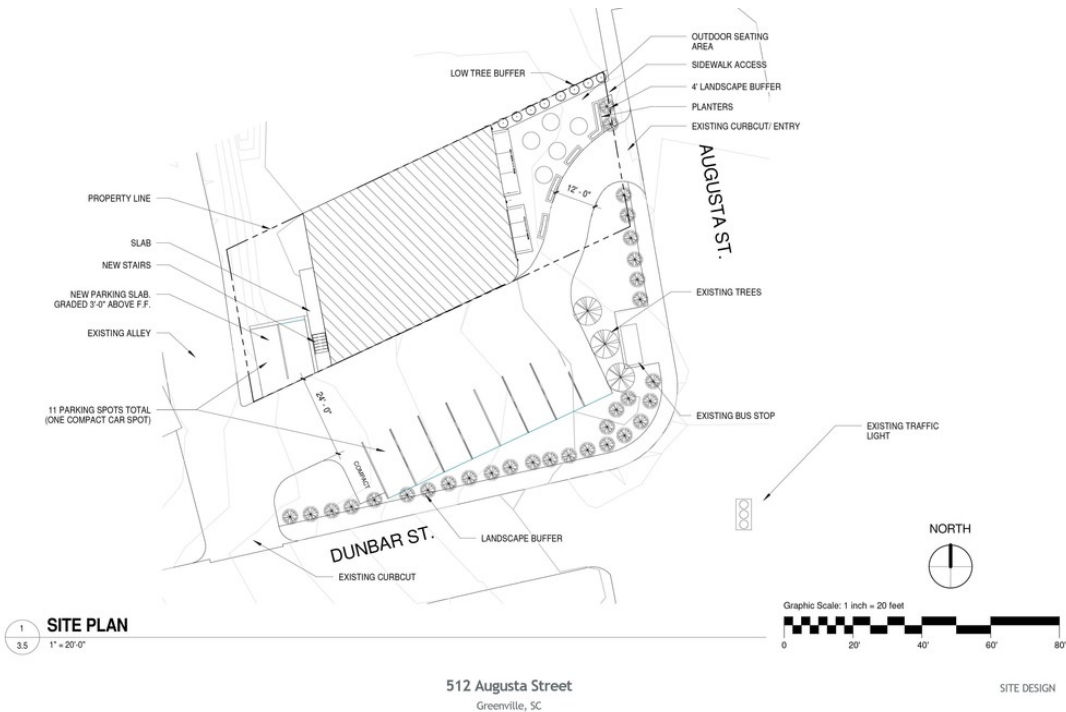
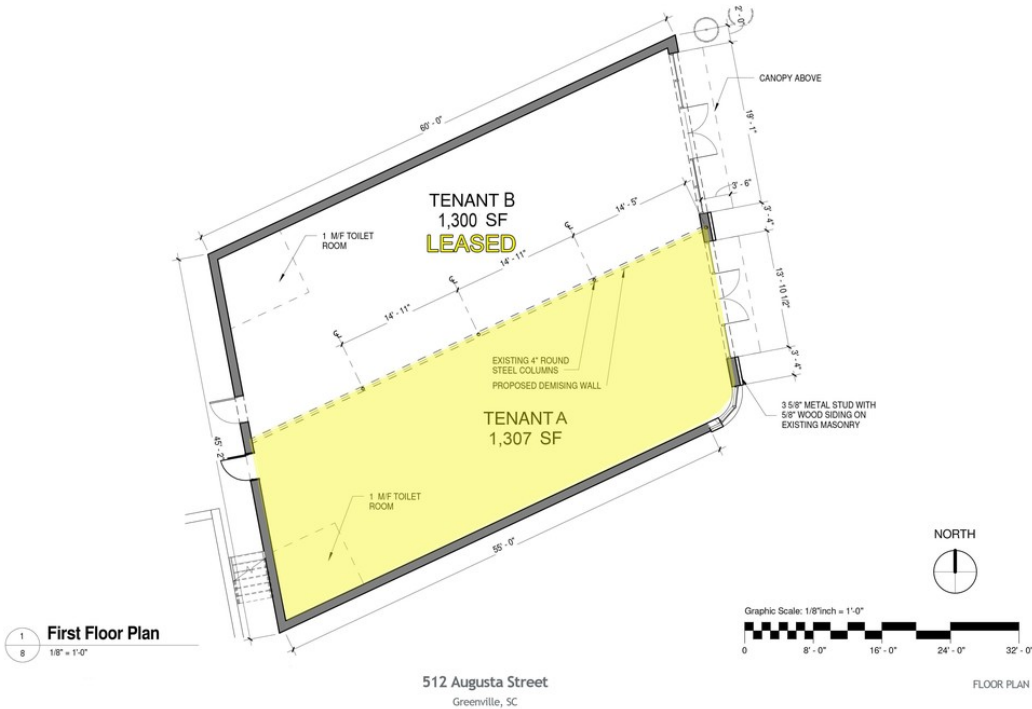


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POPULATION	1 MILE	3 MILES	5 MILES
Total population	7,780	65,364	143,757
Median age	44.7	38.0	35.9
Median age (Male)	45.4	36.7	34.3
Median age (Female)	44.9	39.0	37.3
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	3,733	28,659	58,844
# of persons per HH	2.1	2.3	2.4
Average HH income	\$54,174	\$56,453	\$52,621
Average house value	\$270,192	\$179,305	\$202,626

* Demographic data derived from 2010 US Census

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