

FOR LEASE

2,075 SF | OFFICE/RETAIL
DOWNTOWN GREENVILLE

108 W. BROAD STREET, GREENVILLE, SC 29601



PROPERTY DETAILS

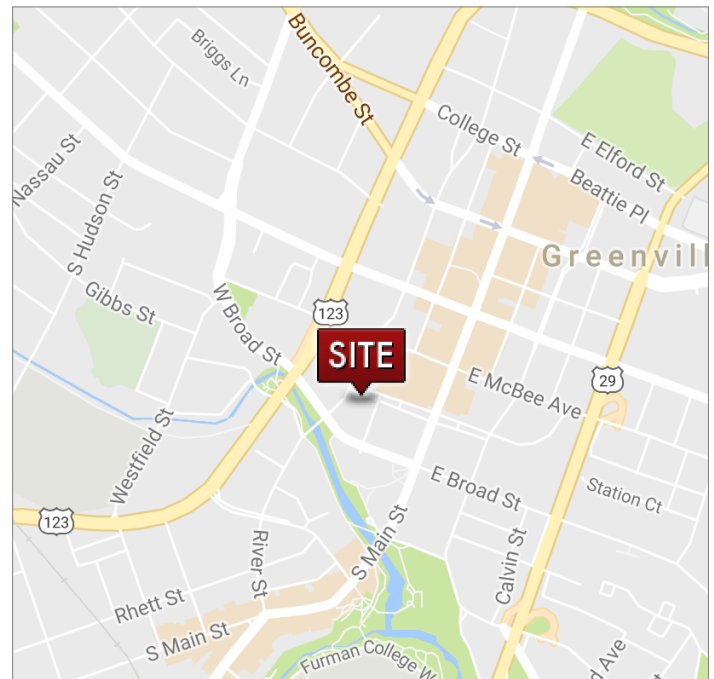
Available Space: ±2,075 SF
Zoning: C-4; City of Greenville

LISTING FEATURES

- In Poinsett Corners, a mixed-use development with 84 condos and a city garage on-site with 300 spaces
- Class A suite; open floor plan with loft
- Signage available in a high pedestrian traffic area
- Surrounded by several new developments; Embassy Suites, District West (365 apts), RiversEDGE (140 apts)
- Convenient street parking with additional public parking garages nearby
- Lease Rate: \$24.00/SF (NNN)

LOCATION

Only one block from the Courtyard Marriott in the heart of Downtown Greenville; near several downtown hotels and across from the Peace Center and Reedy River



108 W. BROAD STREET

AREA MAP



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DOWNTOWN GREENVILLE



DEMOGRAPHICS		
	City of Greenville	Greenville County
Population	62,888	492,364
Median Household Income	\$39,846	\$49,347
Housing Units	31,526	207,664

108 W. BROAD STREET

DOWNTOWN GREENVILLE

2015 Downtown Greenville SC Pedestrian Counts Weekly Volumes

Location on Main Street	Average Weekday	X4 Days	Weekend Volume	Weekly Volume
North Study Area				
College - North Street	4,500	18,000	15,600	33,600
North - Coffee Street	6,500	26,000	37,900	63,900
Coffee - Washington Street	7,200	28,800	40,800	69,600
Washington - McBee Avenue	8,100	32,400	49,200	81,600
South Study Area				
Blueberry-Frog Yogurt (624/631 S. Main St.)	2,100	8,400	15,300	23,700
18 On Main, South of Intersection with Augusta	1,300	5,200	5,500	10,700
19 On Augusta, South of Intersection with Main	1,100	4,400	5,600	10,000

I have learned that for people in the urban planning world, noting that Greenville has a walkable and gracious downtown is like mentioning that Seattle has good coffee."



Lunch on Main
Credit: City of Greenville