



A GREENSPACE & TRAIL-ANCHORED HISTORIC REDEVELOPMENT OPPORTUNITY

# CONESTEE MILL

1 SPANCO DRIVE, GREENVILLE, SC 29605

FOR LEASE

**AVISON  
YOUNG**

**SW**  
SEAMONWHITESIDE

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## Property Information

### Offering

Conestee Mill promises to be an exciting adaptive re-use development conveniently located between Greenville and Mauldin. This mixed use project will house a variety of locally owned food, beverage, and retail businesses that will breath new life into this storied property while creating a vibrant, family-friendly experience.

### Amenities:

- At the southern terminus of the popular Swamp Rabbit Trail
- Adjacent to the 500 acre Lake Conestee Nature Park containing 12 miles of trails and wildlife habitat
- Large greenspaces for scheduled events and family gatherings
- Beautiful backdrop of the waterfall created by the oldest dam in South Carolina (1892)

### Lease Information

Building/Unit	Size	Lease Rate	Lease Type
A	+/- 13,549 sf	Negotiable	NNN
A1	+/- 1,900 sf	Negotiable	NNN
A2	+/- 3,883 sf	Negotiable	NNN
A3	+/- 3,883 sf	Negotiable	NNN
A4	+/- 3,883 sf	Negotiable	NNN
B	+/- 1,245	Negotiable	NNN
C	+/- 5,643	Negotiable	NNN
D	+/- 2,823	Negotiable	NNN
E	+/- 4,338	Negotiable	NNN

### Snapshot

<b>Tax Map</b>	0422000100300 & 0423000101001
<b>Acres</b>	6.77 Acres
<b>Year Built</b>	1876
<b>GLA</b>	+/- 27,598 sf
<b>Buildings</b>	5
<b>Zoning</b>	PD
<b>County</b>	Greenville
<b>Municipality</b>	City of Greenville
<b>Parking</b>	Yes - Ample Parking





## History of Conestee Mill

Located approximately seven miles south of Downtown Greenville, Conestee Mill was originally built in 1876, with final construction in the 1950's. It is listed on the National Register of Historic Places. The exterior of the building boasts the original brick. The property is located on the Reedy River, adjacent to Lake Conestee Nature Park, and offers convenient access to the Swamp Rabbit Trail.

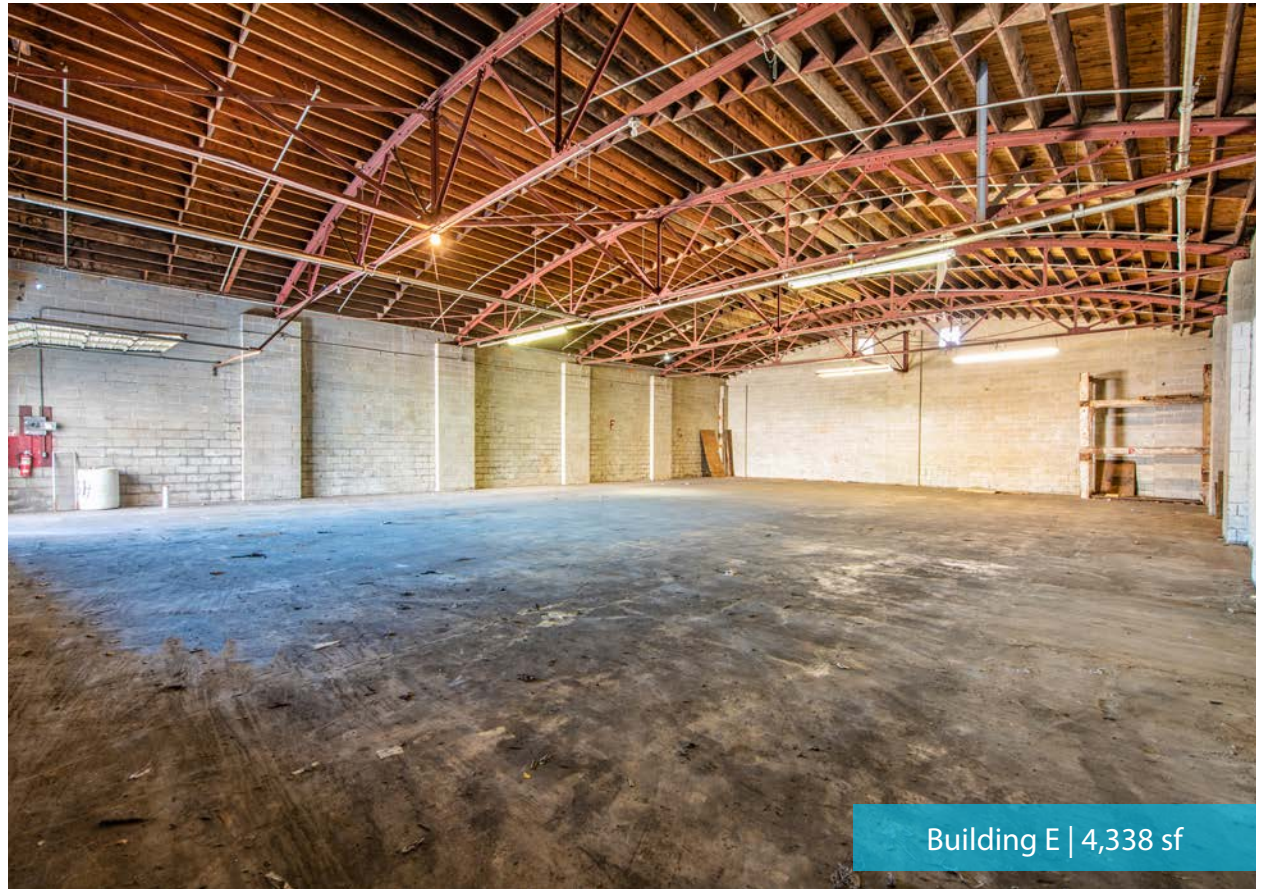
Building D | 2,823 sf



Building A | Unit 3 | 3,883 sf



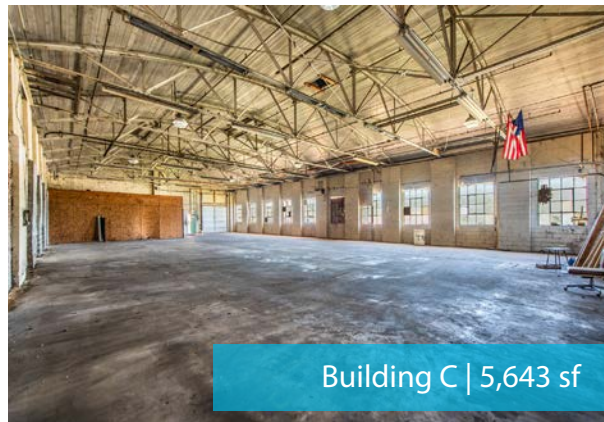
Building A | Unit 3 | 3,883 sf



Building E | 4,338 sf



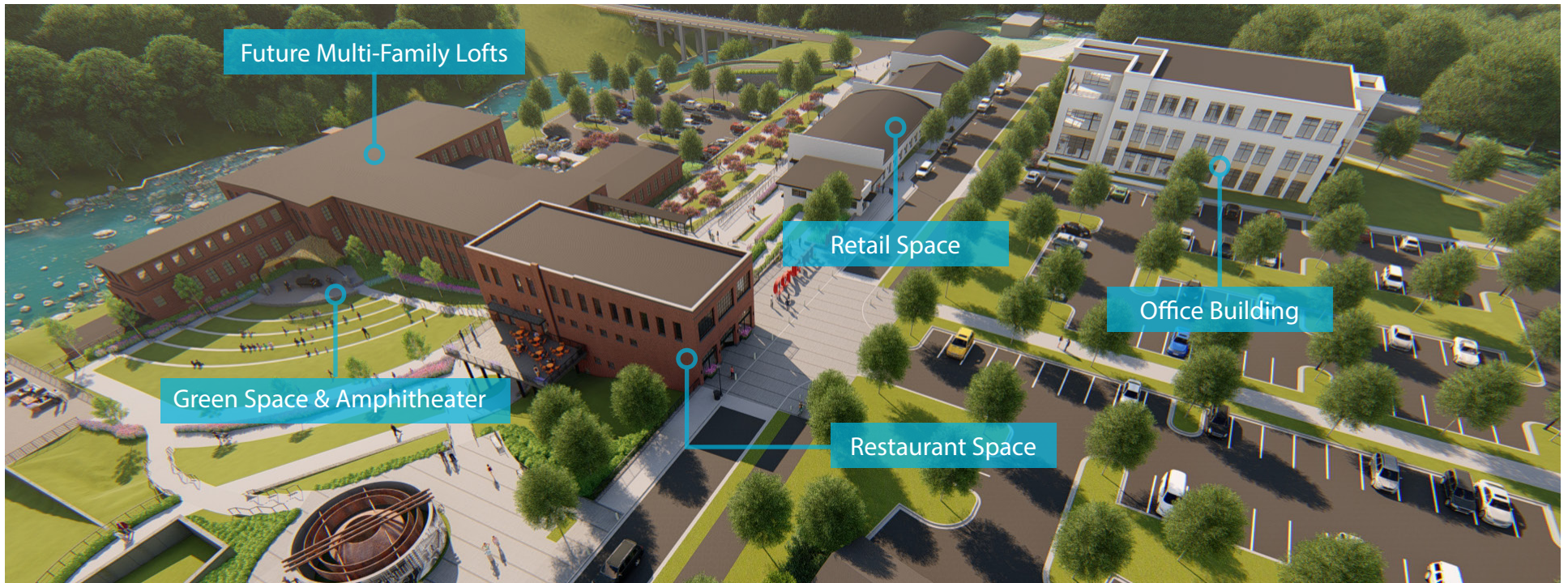
Building C | 5,643 sf



Building C | 5,643 sf



Building D | 2,823 sf



# Conestee Mill | Conceptual Renderings



The information contained herein was obtained from sources believed reliable, however, Avison Young makes no guarantees, warranties, or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions prior to sale or lease, or withdrawal without notice. South Carolina, USA, Avison Young Offices are Owned and Operated by Avison Young - South Carolina, Inc.

# Conestee Mill | Conceptual Renderings



Multi-Family Amenities



Overlook



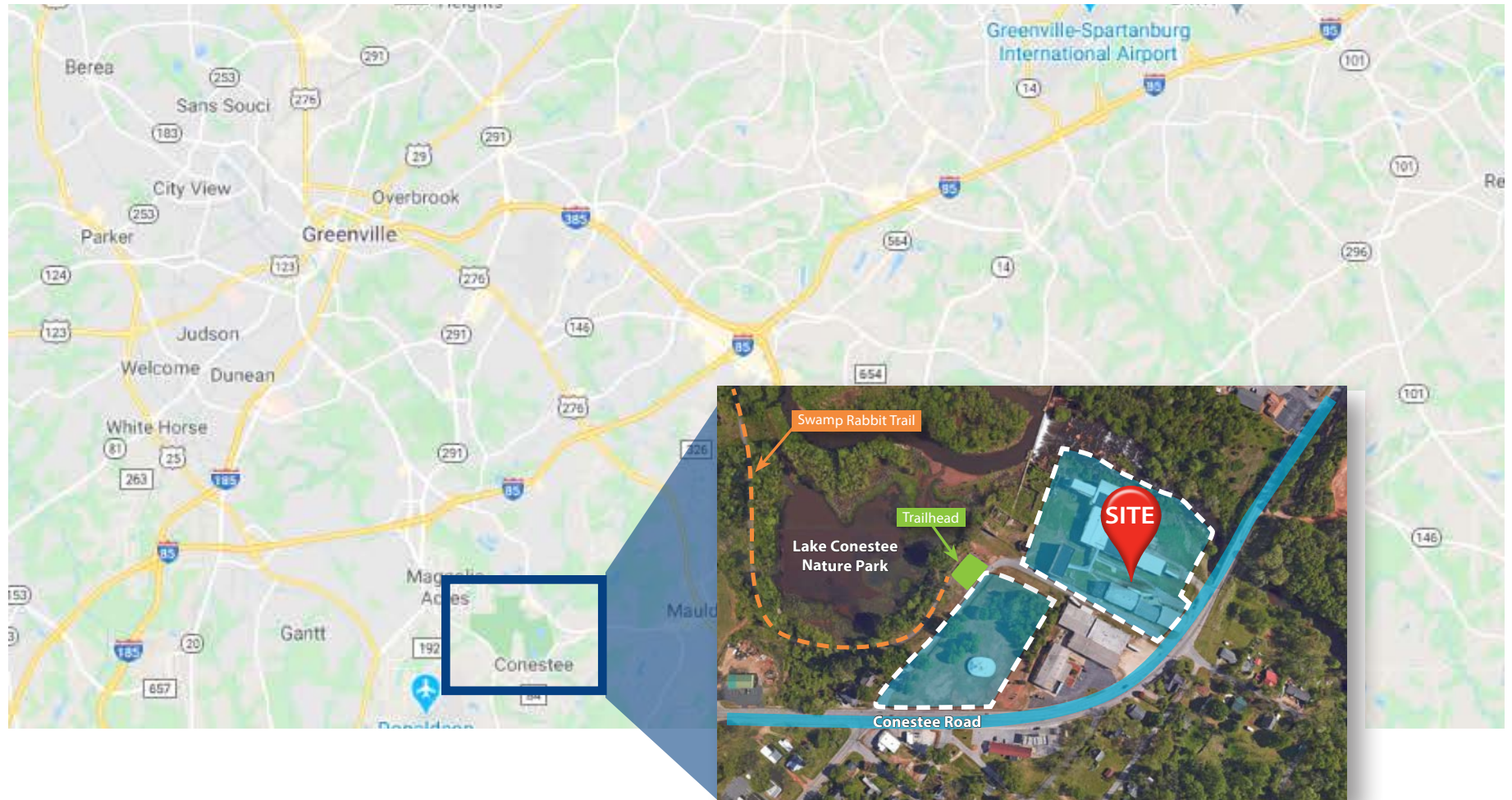
Common Area

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## Directions

If coming from Downtown Greenville, take E. Broad Street to Cleveland Street (approximately 1.3 miles). Continue on Cleveland Street. Take SC-291 to Conestee Road (approximately 6.4 miles). The destination will be located on the left side of the road.



# Nearby Property



DISTANCES	
Downtown Greenville	7 MILES
Mauldin	2.5 MILES
Swamp Rabbit Trail	ON PROPERTY
GSP Airport	14.5 MILES
Donaldson Center Airport	2 MILES

### KEY FACTS

94,512

Population



Average Household Size

38.1

Median Age

\$57,207

Median Household Income

### BUSINESS



3,827

Total Businesses



63,796

Total Employees

### INCOME



\$57,207

Median Household Income



\$32,294

Per Capita Income



\$90,265

Median Net Worth

### EDUCATION

11%

No High School Diploma



24%

High School Graduate



28%

Some College



37%

Bachelor's/Grad/Prof Degree

### EMPLOYMENT



66%

White Collar



21%

Blue Collar



Services

13%

5.0%

Unemployment Rate

### Households By Income

The largest group: \$50,000 - \$74,999 (18.9%)

The smallest group: \$200,000+ (5.8%)

Indicator	Value	Difference	
<\$15,000	11.3%	-0.7%	
\$15,000 - \$24,999	9.3%	-0.5%	
\$25,000 - \$34,999	9.1%	-0.9%	
\$35,000 - \$49,999	13.1%	-0.4%	
\$50,000 - \$74,999	18.9%	+1.2%	
\$75,000 - \$99,999	12.8%	+0.7%	
\$100,000 - \$149,999	13.6%	-0.6%	
\$150,000 - \$199,999	6.0%	+0.5%	
\$200,000+	5.8%	+0.6%	

Bars show deviation from Greenville County

## CONESTEE MILL



"Our plans call for a mixed-use development of commercial and residential components that will highlight the Swamp Rabbit Trail while also being respectful of the history and heritage of the property," Weir said in a news release from WCM. "We look forward to announcing more in the coming weeks about the eateries and commercial partners who will be partnering with us to create a truly unique destination in Greenville County."

**-Upstate Business Journal, March 21, 2017**

## LAKE CONESTEE NATURE PARK



"The park, six miles south of downtown Greenville, opened in 2007 after seven years of work to transform it from a polluted wasteland where wildlife had been virtually non-existent. The first phase involved putting a section of trails through the wetlands, and later a 4-mile section dubbed as an extension of the Swamp Rabbit Trail was opened. The extension doesn't connect, however, to the main trail that ends at Greenville Tech, with a one-mile stretch the city has struggled to link without the participation of the Greenville Country Club."

**-Greenville News, July 20, 2018**

## HAMPTON STATION



"Hampton Station is described by its visionaries as "an entirely new concept for working and relaxing. A thriving space for some of Greenville's most innovative and exciting businesses. And, an exciting space for our community to enjoy, right in the urban heart of Greenville. A place that still, at its heart, is a group of friends." The tenants include the artisans of ArtUp Studios, several businesses, a brewery and a restaurant. The website says, "Hampton Station is Greenville's destination for you to be outside, enjoying food, drink, outdoor games, and the special services of cutting edge locally owned businesses."

**-WYFF 4, October 17, 2017**

## MARKLEY STATION



"After two years of curating tenants for the Markley Station redevelopment in the West End, owners RealOp Investments are ready to unveil the three restaurant tenants that will be joining existing and future office users at 116-120 N. Markley St. Located in the spaces facing the courtyard of the 43,000-square-foot development will be Hoppin', a modern self-serve tap room out of Charlotte; Urban Wren, a new Greenville-based urban winery; and Todaro Pizza from Clemson."

**-Upstate Business Journal, August 14, 2018**

## JUDSON MILL



"Once one of the largest mills in Greenville County, Judson Mill had been spinning raw cotton into yarn for more than a century. But when Milliken and Company listed the property for sale in 2015 and closed operations, everyone knew change was coming. The property was purchased last month with plans to convert the 36-acre mill into a live-work-play mixed-use district. Judson District will include 204 apartments, more than 215,000 square feet of office space, 141,000 square feet of light industrial/flex, and 8 to 12 acres of retail along Highway 123 (Easley Bridge Road), near St. Francis Hospital."

**-Upstate Business Journal, November 15, 2017**

## SIMPSONVILLE DEVELOPMENT



"Simpsonville's growth is nothing new. Earlier this year, the city approved plans for five residential developments that included up to 550 residential units. The city's population has seen steady growth, increasing 49.3 percent from 2000 to 2017, according to information from the U.S. Census. If all the proposed development comes to fruition, the city's population could grow another 11 percent and break the 24,500 mark. City leaders have been careful lately to question developers on plans and what they mean for traffic on already-congested roads."

**-Greenville News, August 8, 2018**

## MAULDIN DEVELOPMENT



"Hughes described the proposed village as an Internet-connected, environmentally friendly place where people could live, work, and play without having to drive anywhere in a car. "We will have music, events, festivals. It will be more than just a group of buildings," he told UBJ. "It will be the kind of place everyone wants to go." The village, if it materializes, would be an historic development for Mauldin. Mauldin Mayor Dennis Raines said the proposed village would be the city's biggest development since he became a resident 45 years ago."

**-Upstate Business Journal, August 22, 2017**

## GREER DEVELOPMENT



"Thanks to the Investing in Opportunity Act, co-sponsored by Sen. Tim Scott, R-S.C., as part of the Tax Cuts and Jobs Act passed in December 2017, the trillions of dollars U.S. investors currently hold in unrealized capital gains in stocks and mutual funds alone could be funneled straight back into the country's left-behind locales. Like, for instance, into downtown Greer, where the 286,000-square-foot historic former cotton mill built in 1908 sitting on 8.37 acres at 300 Connecticut Ave. recently sold for \$1.4 million."

**-Upstate Business Journal, July 25, 2018**



## South Carolina Brokerage Team

Our South Carolina brokers deliver integrated real estate services to occupiers and investors. Through a dedicated principal-led business resources team, we provide solutions via tools, technology and expertise to support our clients however complex their challenges. Our approach is holistic and consistent. It starts with the Avison Young team's understanding of your business priorities, not with real estate transactions. For our clients, this means we produce customized, cost-effective solutions with speed, creativity and confidence.

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### Brokerage Team



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Platinum  
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