



For more information, please contact:

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AN ICONIC PIECE OF GREENVILLE HISTORY



Offering Information

Located in the Heart of the West End, 660 S. Main Street is situated on a prime corner at the 4-way signalized intersection of South Main, Augusta, and River Street. The subject property currently houses one of Downtown Greenville's longest family-owned and operated retail establishments, the iconic Army Navy Surplus Store, opened in 1946.

660 S. Main Street is a unique purchase opportunity for an investor or owner/occupier, as it is one of the most recognizable & notable properties in Downtown Greenville, offering extraordinary visibility and unmatched access to downtown amenities. Ample dining, retail, entertainment and recreation are all within walking distance.

PLEASE DO NOT DISTURB THE EXISTING BUSINESS

Sale Price: \$1,290,000

Snapshot

Tax Map	0070000302000
Building Size (GLA)	+/- 6,000 sf
Lot acreage	0.077
Parking Spaces	2 spaces on-site
# of Floors	2
Elevator	No



Opportunity

- Superb visibility with +/-100 ft of frontage on River Street
- Two story building with attractive and flexible floor plates
- Strong foot traffic counts at +/-2,400 per day
- Nestled in a major tourism corridor between Falls Park and the Greenville Drive Baseball Stadium
- Minutes away from two of Downtown Greenville's largest development projects to date -- Camperdown and County Square
- Located in an Opportunity Zone

Demographics

	1 mile	3 mile	5 mile
Population	10,238	78,544	163,191
Projected Pop. (2024)	12,089	84,815	174,979
Avg. Household Income	\$67,290	\$71,599	\$67,167



±2,400
People per weekday
± 11,700
People per weekend



±11,000
Vehicles
per day



1,836 Units
Proposed multi-family
(.5 mile radius)

2.3M sf
Total Proposed Mixed-Use
(.5 mile radius)

Amenities Map



MEGRANATE ON MAIN
blueberryfrog
Le Petit Croissant
confetti
LIVING BISCUIT

happy hale
lululemon athletica
JIANNA

Halls CHOPHOUSE
STARBUCKS COFFEE

FALLS PARK
by the Reedy

Vintage Now
Modern Home
FOXCROFT WINE CO.
Paws
Pet Boutique

smoke on the water
VELO FELLOW
EGGS UP GRILL
WEST END DANCE COMPANY
EVER ROW BOUTIQUE
THE WAREHOUSE THEATER

Governor's School for the Arts

County Square Development

.408 Jackson
Development



Bex Cafe
Hennessee Haven Home Store

Copper Penny Boutique
Metropolitan Art Council
Augusta Twenty Boutique

Monkee's BOUTIQUE
Pink Bee BOUTIQUE

NEW
Children's Theater

Funnelicious
Cafe

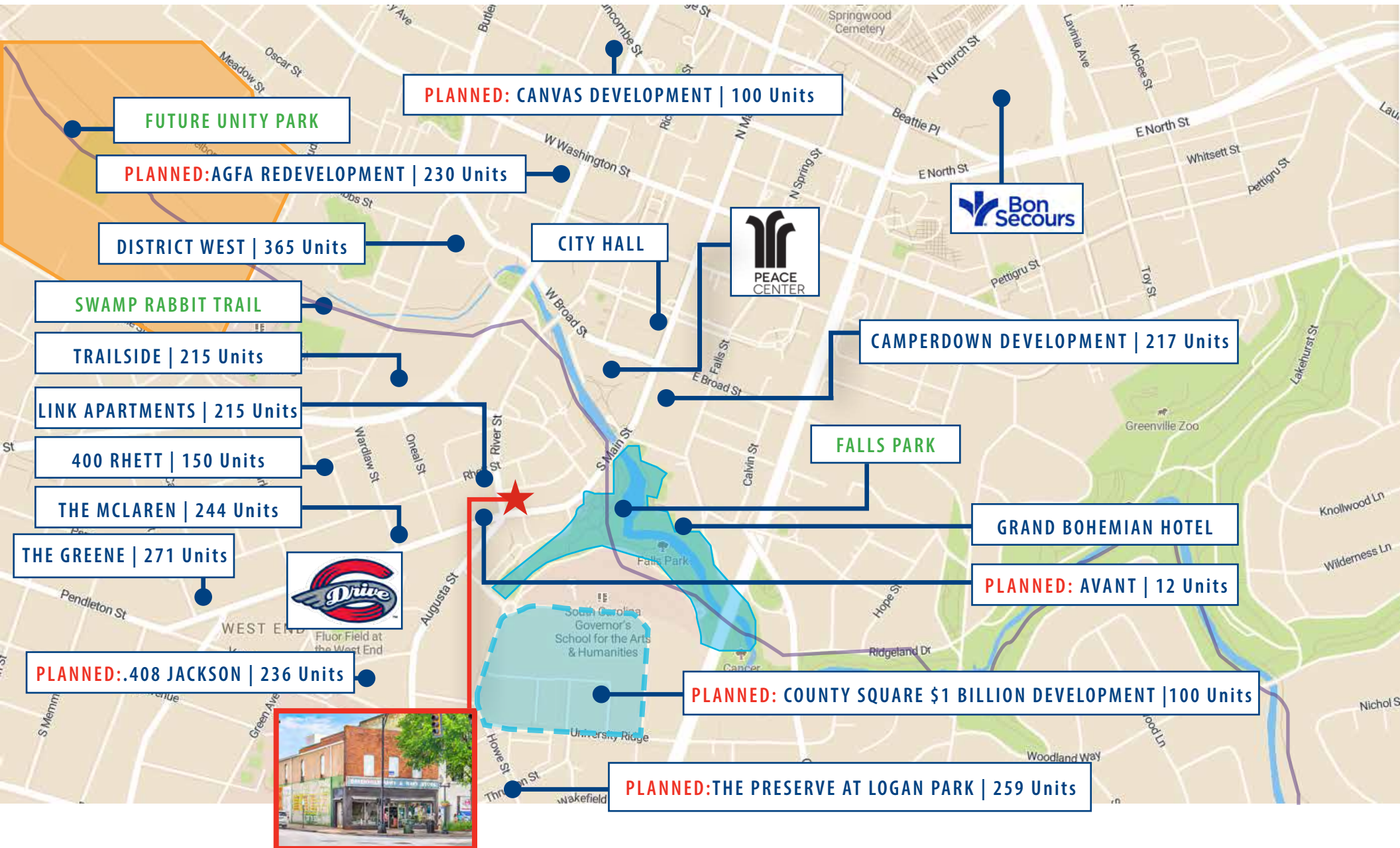


The Beautiful
Company



Splash
on Main

Area Developments

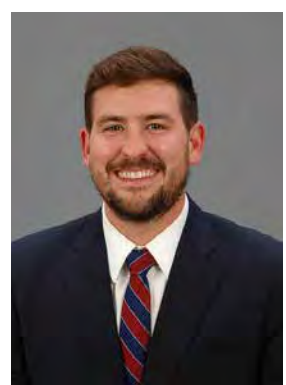




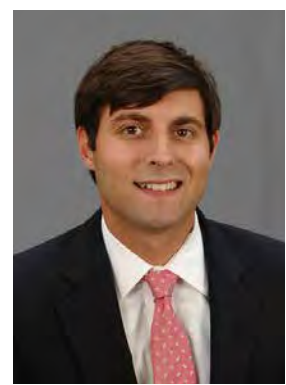
South Carolina Brokerage Team

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.

Brokerage Team



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