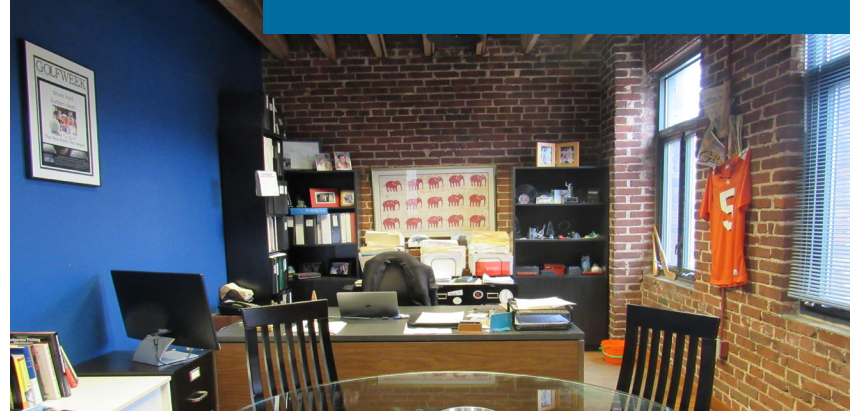


FOR SALE OR LEASE

CLASS A OFFICE/RETAIL SPACE | DOWNTOWN GREENVILLE, SC



13 E. COFFEE ST. GREENVILLE, SC 29601

Located in Greenville's CBD with private parking lot. The building offers abundant natural light from windows and tall exposed ceilings. Space can be easily demised into 2 separate spaces (Two 1,800 SF floors with 400 SF mezzanine with bathrooms and break room). End cap property allows for limited disruption from adjacent tenants.

- 1,800 SF - 4,000 SF of Class A Retail/Office
- Lot Size: 0.5 Acres
- 2 Stories + Mezzanine - Exposed Brick
- See Floor Plan for Layout Which Includes Offices on 1st & 2nd Floor, 2 Receptions, Conference, Break Room, Storage, and More

Sale Price: \$1,375,000

Lease Rate: \$22.50/SF/NNN



LOCATION

Conveniently located in Greenville's CBD with proximity to Main Street, One City Plaza, NOMA Square, Church Street, I-385, and surrounding retail, office, and high foot traffic.



ABOUT

Greenville's Downtown has been ranked among "America's Ten Best" by Forbes Magazine. With a population of 83,496 and an average HH income of \$74,335, Greenville is expected to grow exponentially over the upcoming years.



PARKING

Parking sets 13 E. Coffee Street apart! The property includes a parking lot which allows for 9 free available on-site spaces.

FOR SALE OR LEASE

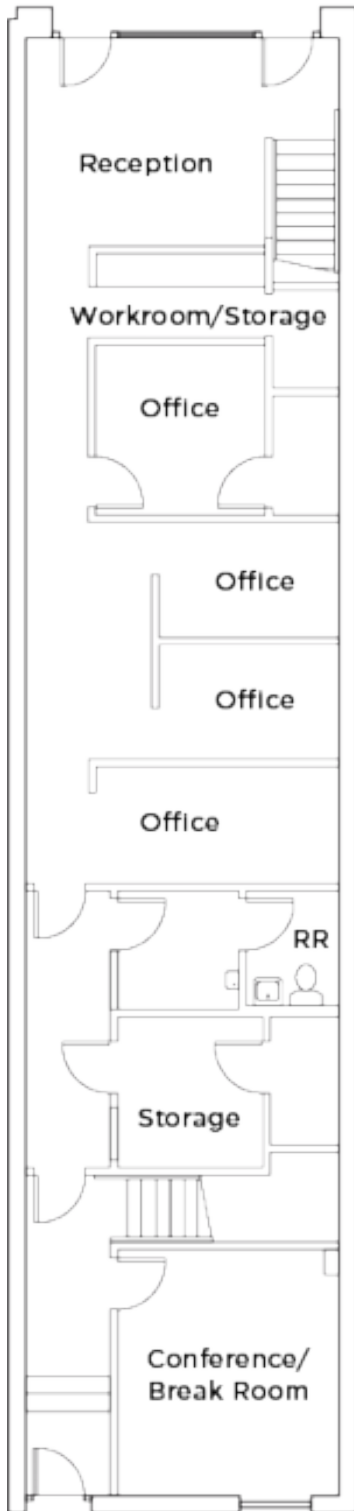
13 East Coffee Street | Greenville, SC 29601



FOR SALE OR LEASE

13 East Coffee Street | Greenville, SC 29601

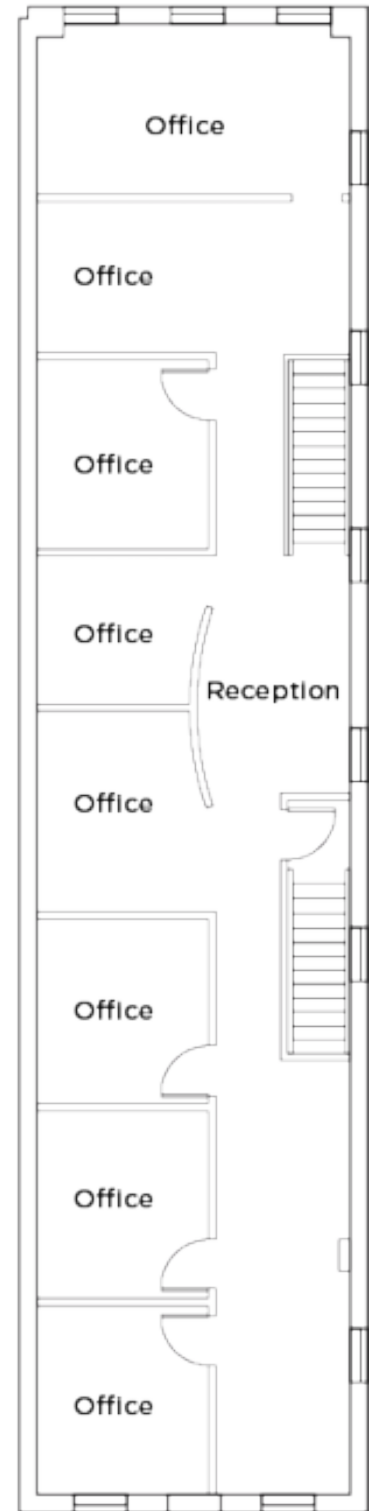
First Floor



Mezzanine



Second Floor



FOR SALE OR LEASE

13 East Coffee Street | Greenville, SC 29601



MAIN STREET



"Downtown Greenville is a historic Southern city that has come of age once again. This thriving, dynamic place has gracefully transitioned from one of the Southeast's best-kept secrets to one of its hottest destinations."

Source: visitgreenville.com

FOR SALE OR LEASE

13 East Coffee Street | Greenville, SC 29601

ABOUT...

Given the fact that Greenville was once a town driven by the textile industry, it seems appropriate that Main Street has become the connective thread that weaves our downtown together. With its wide, tree-lined sidewalks, this bustling boulevard has turned Greenville into a true walking city.

Stretching from the north end of town near **NOMA Square** and **ONE City Plaza**, down past the performing arts center, across the **Reedy River** downtown at **RiverPlace** and reaching all the way to the classic minor-league ballpark in the city's **West End**, Main Street is an engaging collection of one-of-a-kind boutiques, marquee retailers, independent coffee shops, diverse chef-driven restaurants (including some with outdoor and rooftop dining), fabulous galleries, accommodating hotels and so much more.

Three hundred times a year, downtown comes alive with events ranging from concerts and craft beers festivals to Artisphere and euphoria, two of the nation's premier culinary and arts festivals. And, if you're here on a Saturday morning between May and October, be sure to catch the TD Saturday Market, which brings more than 75 local vendors, live music and hometown fun to the heart of downtown. Bottom line? This whole place is constantly buzzing with things to do, places to go and people to meet.

"You'll want to kick off your heels and stay awhile"

Katie Knorovsky, National Geographic Traveler

"With apologies to Charleston, Greenville is the next South Atlantic hot spot." **Smarter Travel**

"It's the Greenville to end all Greenvilles."

Chris Bunting, New York Post

"Like a family recipe in an old cupboard, Greenville, SC, is a culinary secret." **Chicago Sun-Times**

Source: visitgreenville.com

NAI Earle Furman



"The stars have aligned to make this Southern belle...Dream Town, USA." **Christian L. Wright, The Wall Street Journal**

"With a growing food scene, a creative DIY spirit, and a serious cycling culture, this once-sleepy Southern town has reinvented itself as an exciting destination." **New York Magazine**

DREW STAMM | 864.678.5996 | dstamm@naief.com

FOR SALE OR LEASE

13 East Coffee Street | Greenville, SC 29601



83,496



34,955



\$74,335

AREA DEMOGRAPHICS

	1 Mile	3 Miles	2025 Projection
Population	11,913	83,496	89,641
# of Households	5,558	34,955	37,757
Avg. HH Income	81,898	\$74,335	\$80,729