



**COLDWELL
BANKER
COMMERCIAL**

CAINE

FOR LEASE

113 S. MAIN STREET

AVAILABLE SPACE:

MAIN STREET LEVEL: +/-5,523 RSF

RENTAL RATE: \$35/RSF NNN

LOWER LEVEL: \$+/-2,770 RSF

RENTAL RATE: \$20/RSF NNN

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CONTACT

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**COLDWELL BANKER COMMERCIAL
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117 Williams Street, Greenville, SC 29601
864.250.2800



113 S. MAIN STREET

113 S. Main Street, Greenville, SC 29601

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OFFERING SUMMARY

Main Street Level: +/-5,523 RSF

Main Street Level Rental Rate: \$35/RSF (NNN)

Lower Level: +/-2,770 RSF

Lower Level Rental Rate: \$20/RSF (NNN)

Building Size: +/-13,170 SF

Zoning: C-4 City of Greenville

Market: Greenville CBD

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PROPERTY OVERVIEW

Premier Restaurant/Retail/Office Space for Lease on Main Street

PROPERTY HIGHLIGHTS

- Carolina Ale House consolidating to Upper Floor
- Main Street Level - turn key restaurant (equipment can remain for non-competitive concept)
- Lower Level - direct stairwell to Main Street. Elevator served. Uses to include office, lounge, art gallery, speak easy, etc. (shell condition with restrooms to code)
- Epicenter of Downtown Greenville





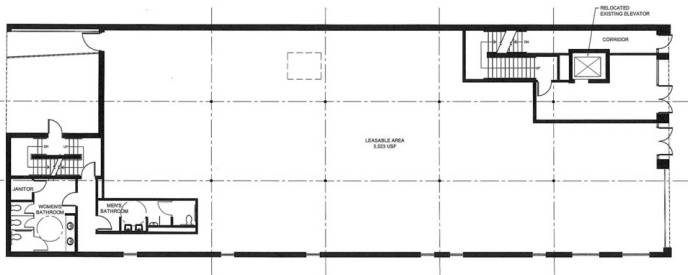
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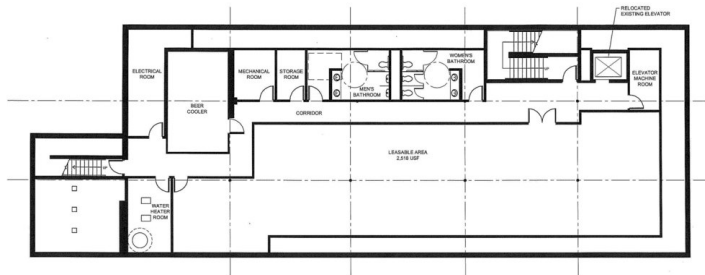


Lower Level Entrance



MAIN LEVEL 0 2 10 30

DOWNTOWN GREENVILLE
BETSCHASSOCIATES 6-27-19



LOWER LEVEL 0 2 5 10 30

DOWNTOWN GREENVILLE
BETSCHASSOCIATES 6-27-19

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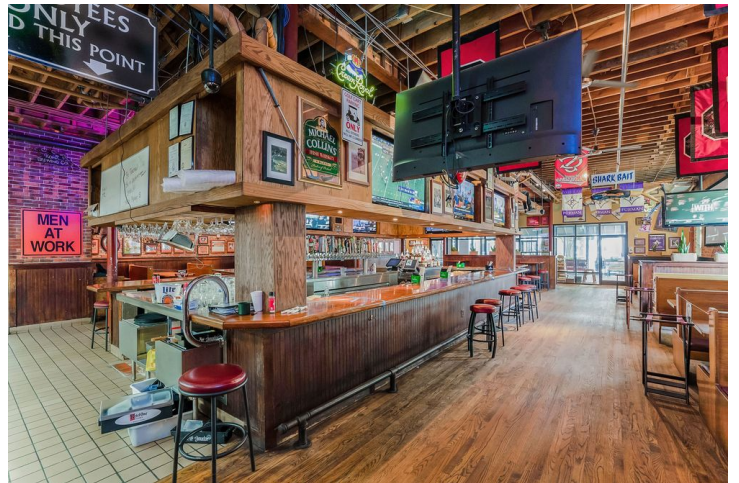
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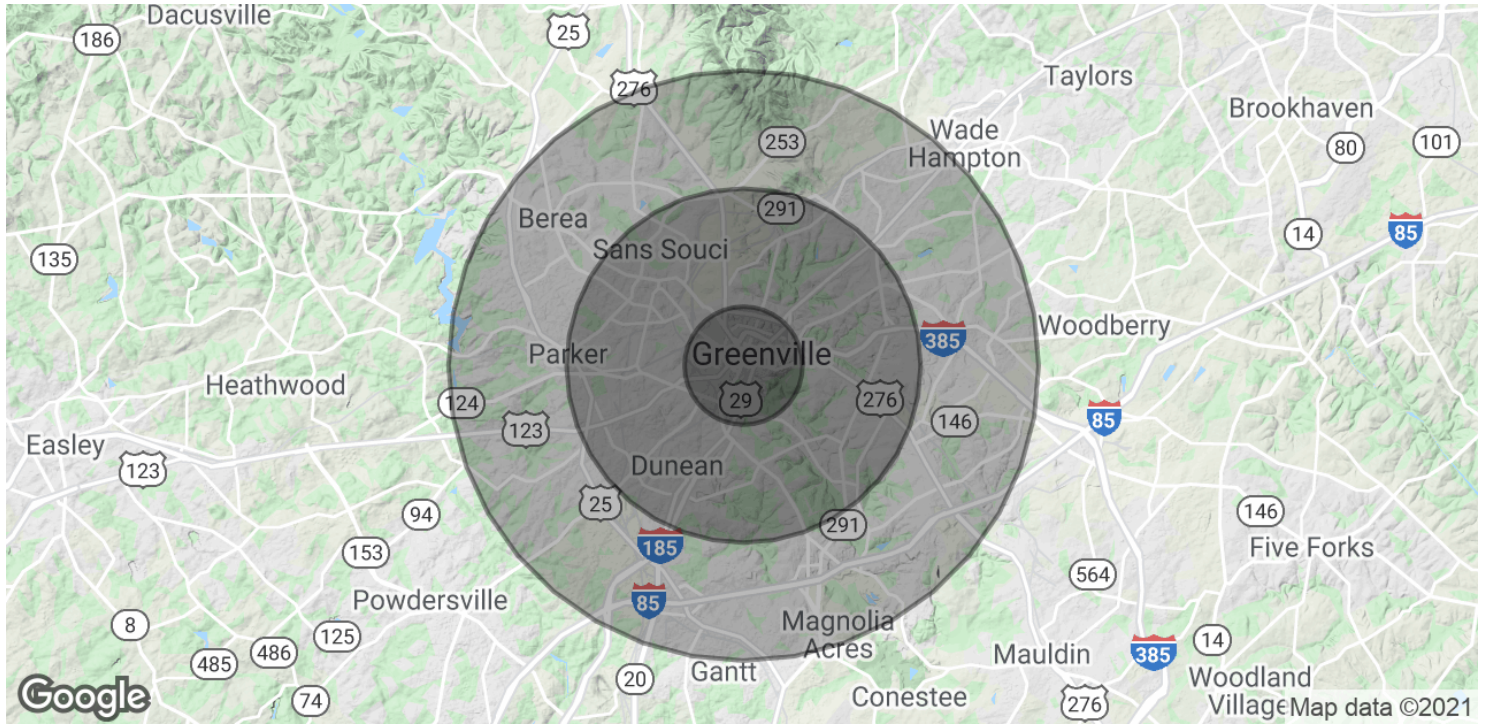
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	7,945	69,779	149,020
Average age	42.8	36.5	36.2
Average age (Male)	42.4	35.2	34.6
Average age (Female)	42.8	37.6	37.7

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	3,869	29,468	62,017
# of persons per HH	2.1	2.4	2.4
Average HH income	\$62,626	\$56,050	\$54,069
Average house value	\$233,661	\$187,134	\$203,798

* Demographic data derived from 2010 US Census

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