

# Restaurant Space for Lease

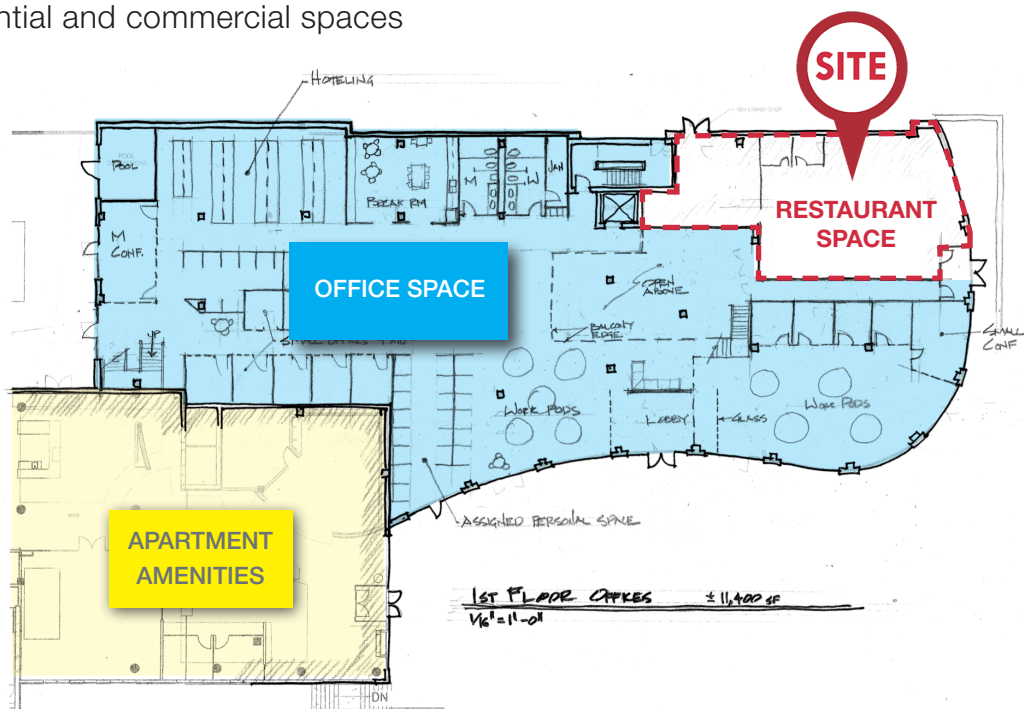
# The McClaren



322 Rhett Street | Greenville, SC 29601

## PROPERTY HIGHLIGHTS

- The McClaren - 10-Story, mixed-use development consisting of 246 apartment homes, office space, and restaurant space
- 1,973 - 2,973 SF Available - Owner has ability to build a Mezzanine level to add an additional 1,000 SF
- Warm vanilla shell delivery with grease trap and black iron ductwork in place
- Located in the rapidly growing West End of Downtown Greenville, SC
- Recent lease signed with an office user that will have approximately 150 employees on site
- 24/7 Valet operated parking garage with 422 spots
- Separate valet stand for residential and commercial spaces
- 23' Ceiling height
- Excellent visibility from Rhett St
- Outdoor seating available
- Delivery Q3 2022
- **Contact Broker for Pricing**



**NAI Earle Furman**

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All information contained herein is from sources deemed reliable; however, no representation or warranty is made to the accuracy thereof.

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The city of Greenville is the 4<sup>th</sup> among 15 of the fastest-growing large cities in the U.S. according to population estimates by the U.S. Census Bureau.

## DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
POPULATION	12,402	81,688	163,187
2021-2026 GROWTH	2.0%	1.3%	1.3%
DAYTIME POPULATION	26,311	65,041	105,509
MEDIAN AGE	45.2	37.8	37.1
HH INCOME	\$92,477	\$81,078	\$75,881

## GREENVILLE, SC ACCOLADES

- 30 Most Charming Small-Town Downtowns in America (*HGTV*) February 2022
- Go List 2022 (*Fodder's Travel*) November 2021
- One of the South's Best 'Cities on the Rise' (*Southern Living*) March 2021
- Best Places to Move if You Have Kids (*PureWow*) March 2021
- #10 Coolest Cities with the Lowest Cost of Living in the U.S. (*Purewow*) February 2021
- #6 Best Small Cities in the US (*Condé Nast Traveler*) October 2020
- America's Best Small Cities (*BestCities.org*) March 2020
- The 50 Best U.S. Cities for Starting a Business in 2020 (*Inc.com*) December 2019
- 10 Cities to Watch in 2020 (*Worth*) November 2019
- #36 Best Places to Live (*Money Magazine*) October 2019
- #22 Best Places to Live in the USA (*U.S News & World Report*) May 2019
- #10 Top 100 Best Places to Live 2019 (*Livability*) March 2019
- #7 The South's Best Cities 2019 (*Southern Living*) March 2019
- Top 19 Must-See Destinations in 2019 (*Expedia*) January 2019
- America's 100 Best Places to Retire (*Where to Retire*) December 2018



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