



SPENCER/HINES PROPERTIES

COMMERCIAL REAL ESTATE SALES, LEASING, & INVESTMENTS

245 N. Main Street Ste 201 | Greenville, SC 29601

RETAIL/RESTAURANT SPACE FOR LEASE

123 N. Main Street
Greenville, SC 29601

+ -3,200 SF AVAILABLE



Prime Downtown Greenville, SC Main Street (Street Level) Location

- PRIME *STREET LEVEL* LOCATION ON MAIN STREET
- SURROUNDED BY NATIONAL & LOCAL RETAILERS AND RESTAURANTS
- BEAUTIFUL EXPOSED BRICK WALLS
- HARDWOOD FLOORS THROUGHOUT
- ONE OF THE HIGHEST FOOT TRAFFIC LOCATIONS IN DOWNTOWN GREENVILLE
- LOCATED IN FRONT OF THE ONE PLAZA
- AMPLE PARKING DIRECTLY BEHIND THE BUILDING
- TURN KEY RETAIL STORE WHERE BARRIER OF ENTRY IS EXTREMELY DIFFICULT
- NEARBY RETAILERS INCLUDE:
BLUEMERCURY, LOU LOU BOUTIQUES, J. BRITT,
ANTHROPOLOGIE, J. MCLAUGHLIN, SOUTHERN TIDE,
MAST GENERAL STORE, DRESS UP, BROOKS BROTHERS,
LYNN STRONG JEWELRY, MASSAGE ENVY, AND MORE!!

LEASE RATE: \$34.00/SF NNN

CONTACT

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No warranty or representation, expressed or implied, is made to the accuracy of the information contained herein, and the same is submitted subject to errors, omissions, change of price, rental or other conditions, imposed by the principles.

WWW.SPENCERHINES.COM



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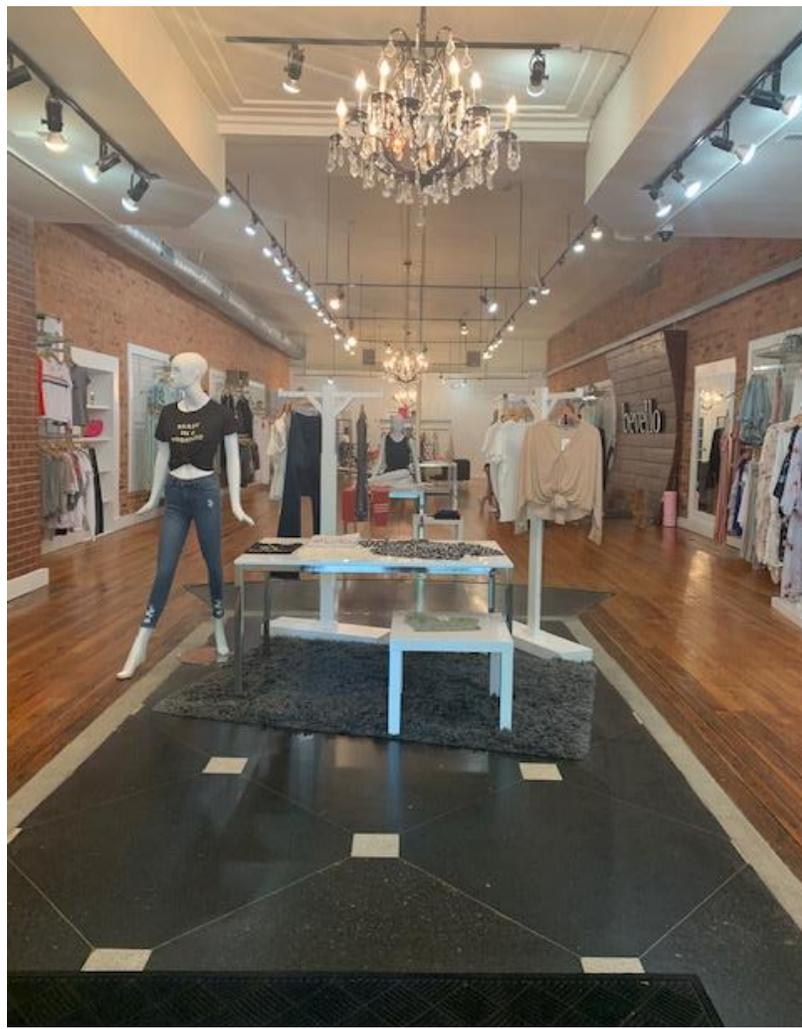
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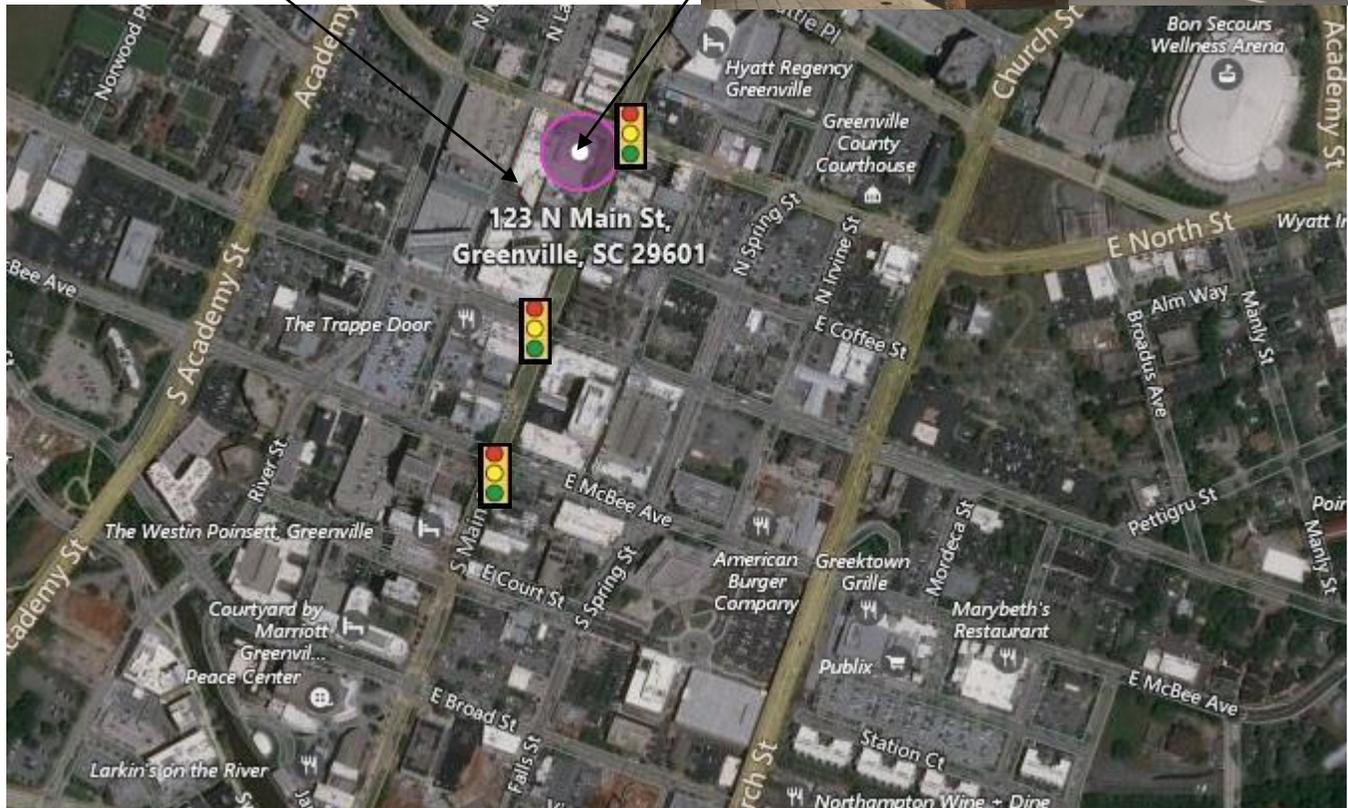
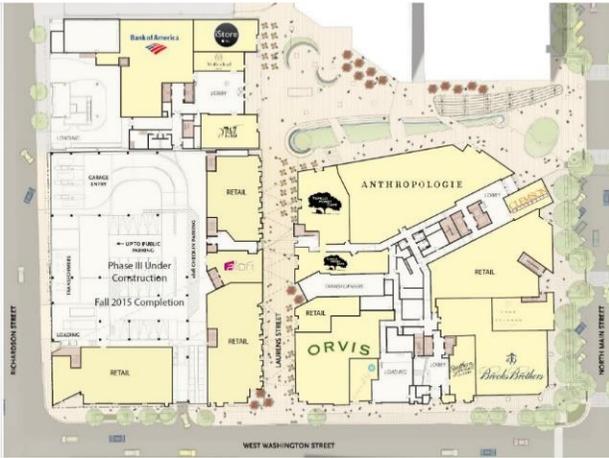
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SPENCER/HINES P R O P E R T I E S

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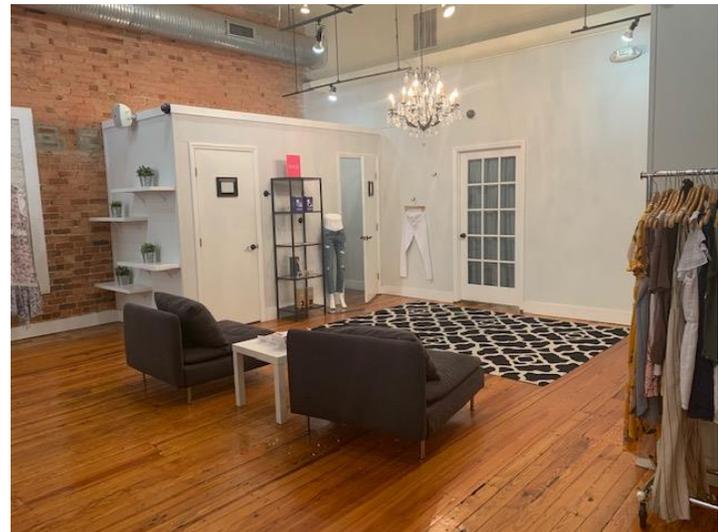
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PARKING ACCESS



Information about the One Project located on the next block

- Downtown Daytime Population is more than 116,000 employees within 5 miles
- Nearby Restaurants
 - More than 50 restaurants and 1 Beer Exchange within 1 1/2 blocks
 - 3 of these restaurants are white table cloth Fine Dining
 - Within 5 blocks, you are surrounded by more than 75 Downtown Greenville Restaurants
- Nearby Retail
 - More than 100 retail establishments downtown
 - Anthropologie, Brooks Brothers, Tupelo Honey Cafe, Orvis and the flagship branch of CertusBank are co-tenants in Phases I & II of ONE.
- Hotels
 - ONE will include 144-room Aloft Hotel
 - 4 currently operating within 3 blocks – The Westin Poinsett, The Hyatt Regency, Courtyard Marriott & Holiday Inn
- Arts & Entertainment
 - Bon Secours Wellness Arena is 5 blocks: a 15,000sf indoor sports and entertainment arena
 - Peace Center for the Arts is 3 blocks with over 200,000 attendees each year
 - Heritage Green is 4 blocks; a center for arts, learning & entertainment
 - Greenville Drive Baseball Stadium is 3/4 mile South on Main Street



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