



**COLDWELL
BANKER
COMMERCIAL**
CAINE

WESTONE

109 W. Stone Ave.
Greenville, SC 29609

AVAILABLE SPACE
+/-1,528 SF

LEASE RATE
\$3,183.33/MONTH (\$25/SF) NNN

FOR LEASE

CBCCAINE.COM



CONTACT:

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



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OFFERING SUMMARY

Available SF: Unit E-3: +/-1,528 SF

Lease Rate: \$3,183.33/Month NNN (NNN = \$3.50/SF)

Building Size: +/-17,455 SF

Renovated: 2018

Zoning: C-2 City of Greenville

PROPERTY OVERVIEW

Westone is an award winning adaptive re-use of the first commercial property on West Stone Avenue. Located in the sought after North Main neighborhood, this mixed-use shopping center is home to a thriving lineup of local businesses and in one of the most walkable areas of the city outside of the Central Business District.

PROPERTY HIGHLIGHTS

- Commercial Redevelopment
- Other tenants include Coffee on Stone, World Piece Pizza, Moe’s Original Bar B Que, Liability Brewing Company, 9Round & Franny’s Farmacy
- Walk Score: Very Walkable (82)
- 2019 Traffic Count: 24,800 VPD

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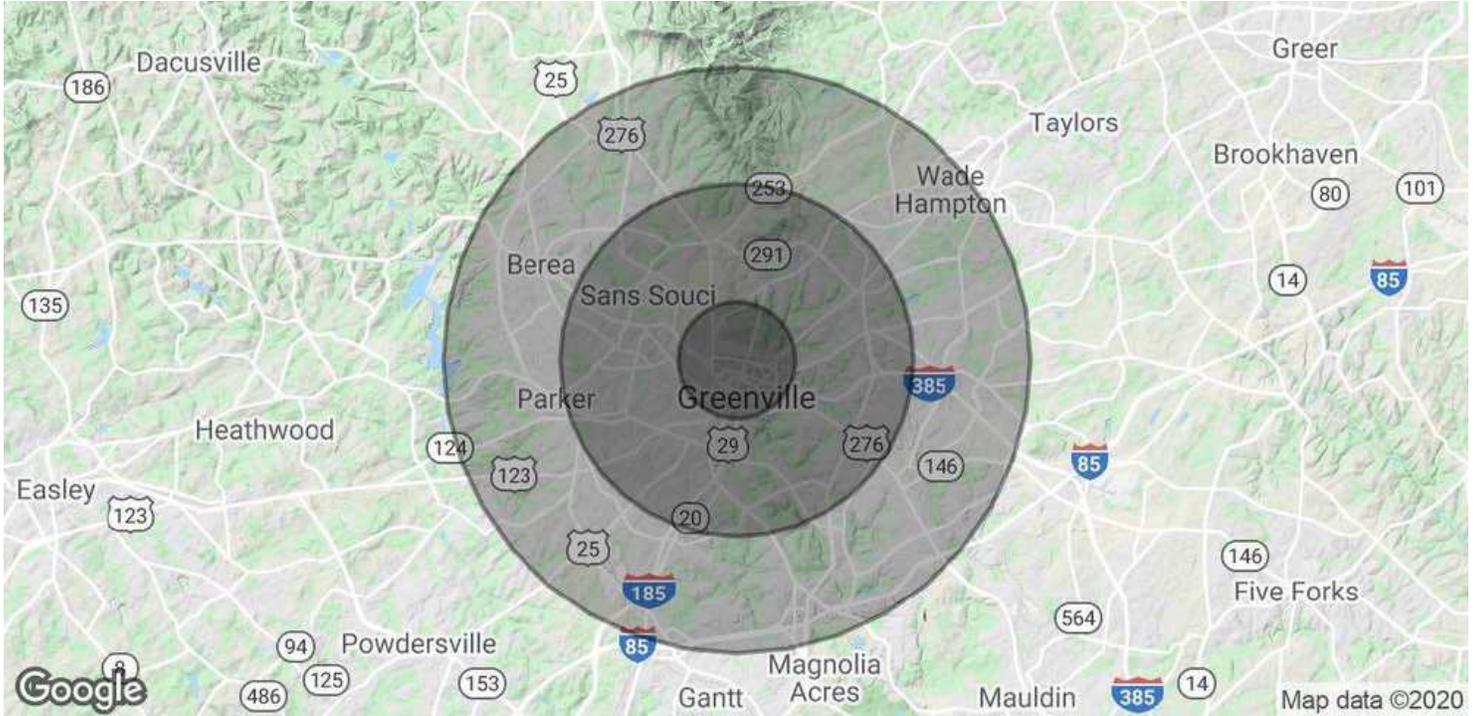
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Population	1 Mile	3 Mile	5 Mile
2019 Total Population:	12,799	85,683	161,422
2024 Population:	14,104	92,493	173,208
Pop Growth 2019-2024:	10.20%	7.95%	7.30%
Average Age:	39.30	37.70	38.30
Daytime Employees:	20,827	61,874	115,433
Households			
2019 Total Households:	5,394	35,104	66,932
HH Growth 2019-2024:	9.77%	7.82%	7.21%
Median Household Inc:	\$43,265	\$41,391	\$44,108
Avg Household Size:	2.10	2.30	2.30
2019 Avg HH Vehicles:	1.00	1.00	2.00
Housing			
Median Home Value:	\$275,387	\$172,575	\$168,090
Median Year Built:	1966	1964	1971

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