



**COLDWELL
BANKER
COMMERCIAL**
CAINE

FOR LEASE

105 AUGUSTA STREET

Greenville, SC 29601

AVAILABLE SPACE

+-2,500 SF

LEASE RATE

\$25/SF (NNN)



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OFFERING SUMMARY

Available SF: +/-2,500 SF

Lease Rate: \$25/SF (NNN)

Zoning: C-4 City of Greenville

Market: Downtown Greenville

Submarket: Augusta Corridor
Retail

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PROPERTY HIGHLIGHTS

- Retail or Office Use
- Move-In Condition
- Prime Retail corridor on Augusta Street
- Heart of the West End Historic District
- Parking available nearby
- Heavy foot traffic
- Close proximity to Fluor Field, Gather GVL, SC Children's Theatre, Falls Park & the West End Market

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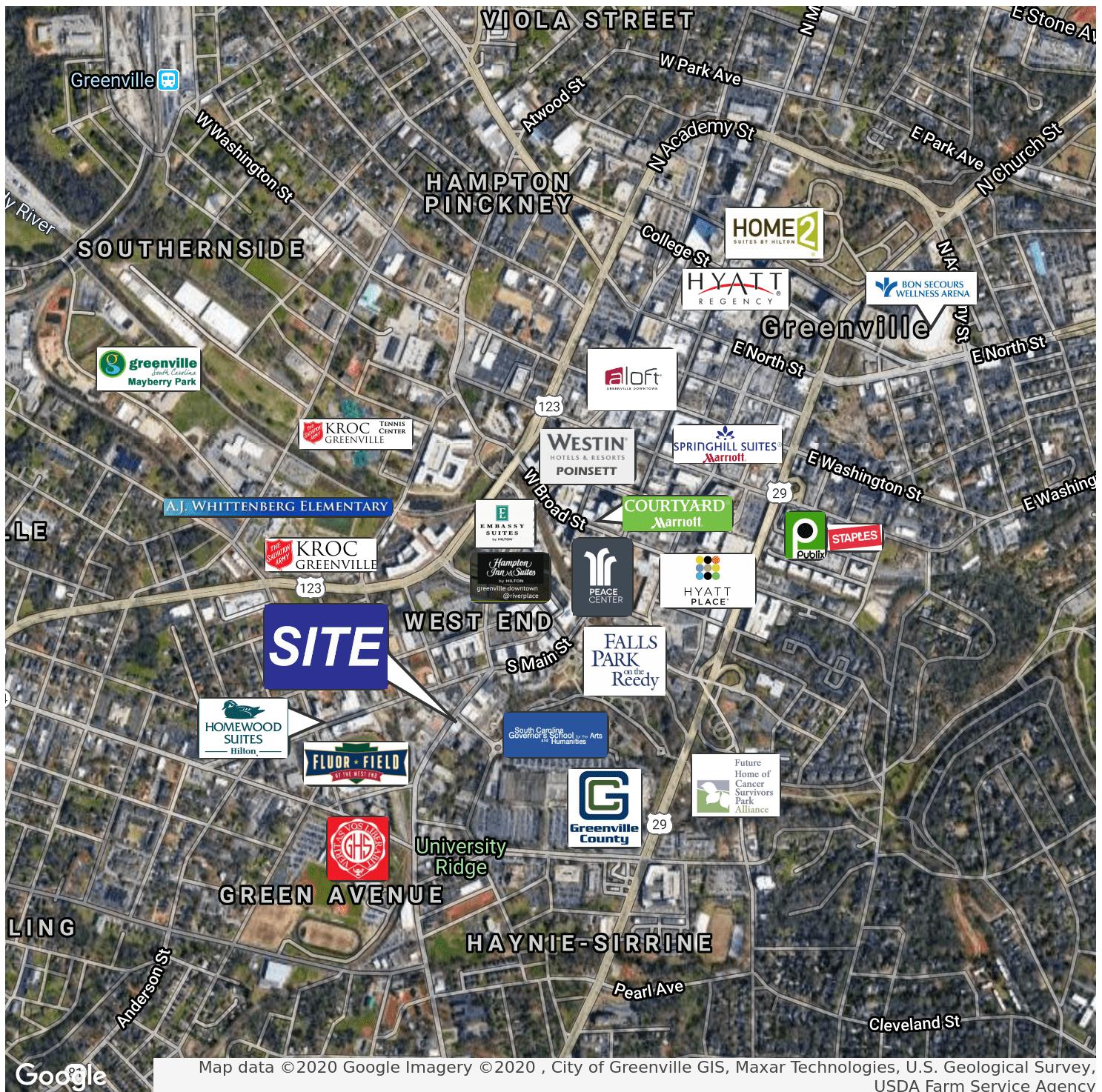
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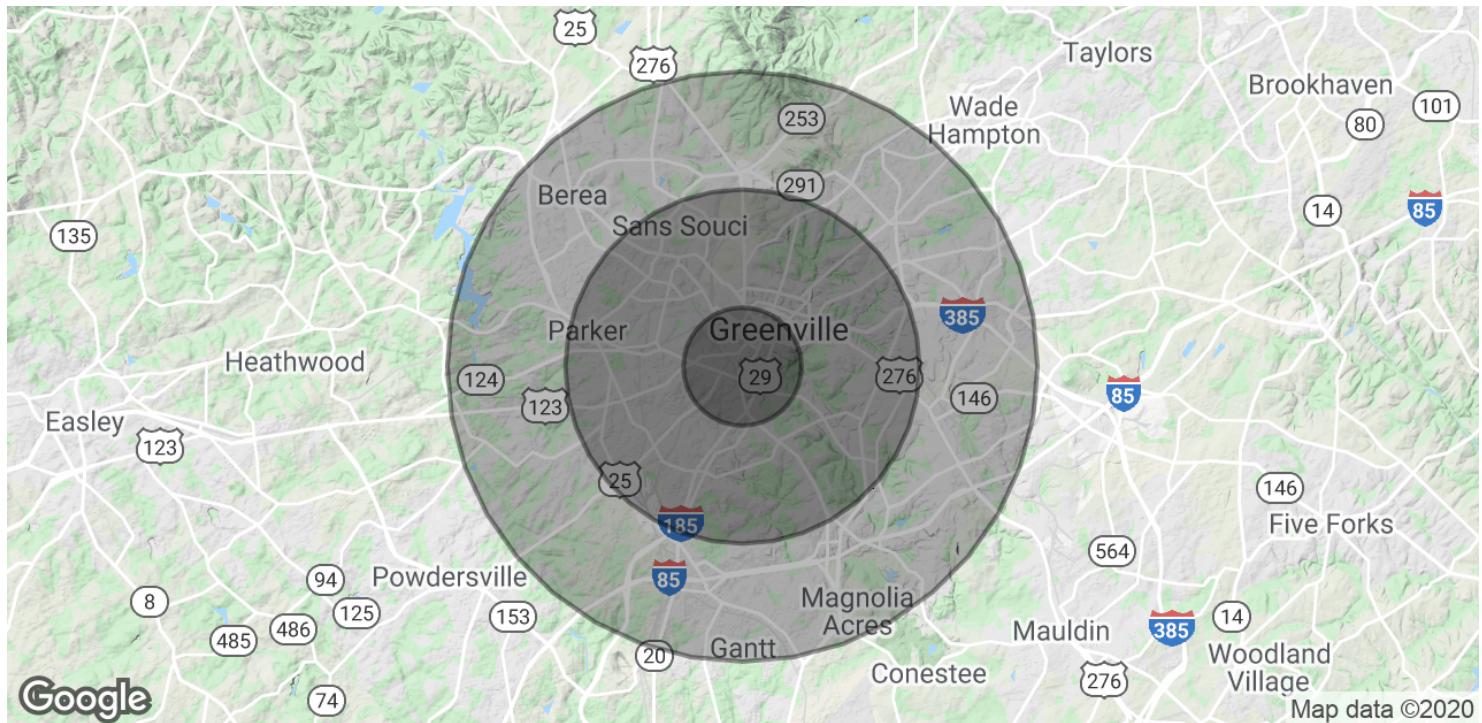
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	7,365	67,339	146,390
Average age	46.0	37.6	36.0
Average age (Male)	47.0	36.2	34.4
Average age (Female)	45.3	38.7	37.5

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	3,651	29,388	60,276
# of persons per HH	2.0	2.3	2.4
Average HH income	\$49,454	\$55,253	\$52,786
Average house value	\$252,407	\$179,118	\$202,108

* Demographic data derived from 2010 US Census

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