

# AVAILABLE FOR LEASE

*augusta village*

1818 AUGUSTA STREET  
GREENVILLE, SC 29605

  
PINTAIL



## LEASING *contacts*



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The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.



## *about augusta village*

ADDRESS	1818 Augusta Street, Greenville, SC 29605
TAX MAP NO	0216000100200 (Greenville County)
TOTAL SIZE	±21,410 SF
PARKING	Ample on-site parking
HIGH VISIBILITY	26,600+ VPD on Augusta Street
PRIME LOCATION	Centrally located with convenient access to Augusta Road neighborhoods and minutes from downtown Greenville

## *available space*

### IMMEDIATELY AVAILABLE

SUITE 103	±2,780 SF
SUITE 110	±774 SF

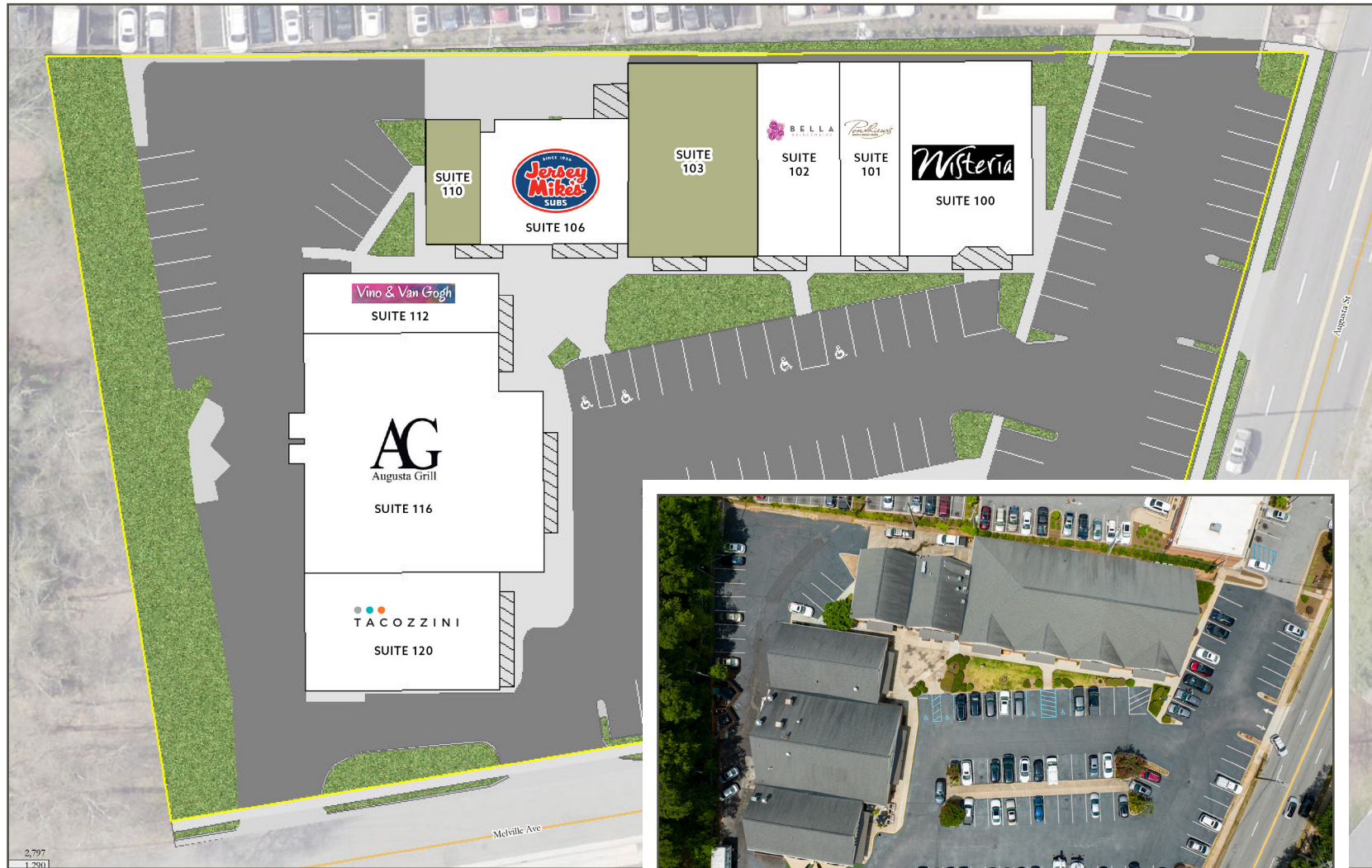
*Contact us for other upcoming opportunities*

### RENT

\$29.50 PSF NNN + \$9.52 PSF (est. TICAM)



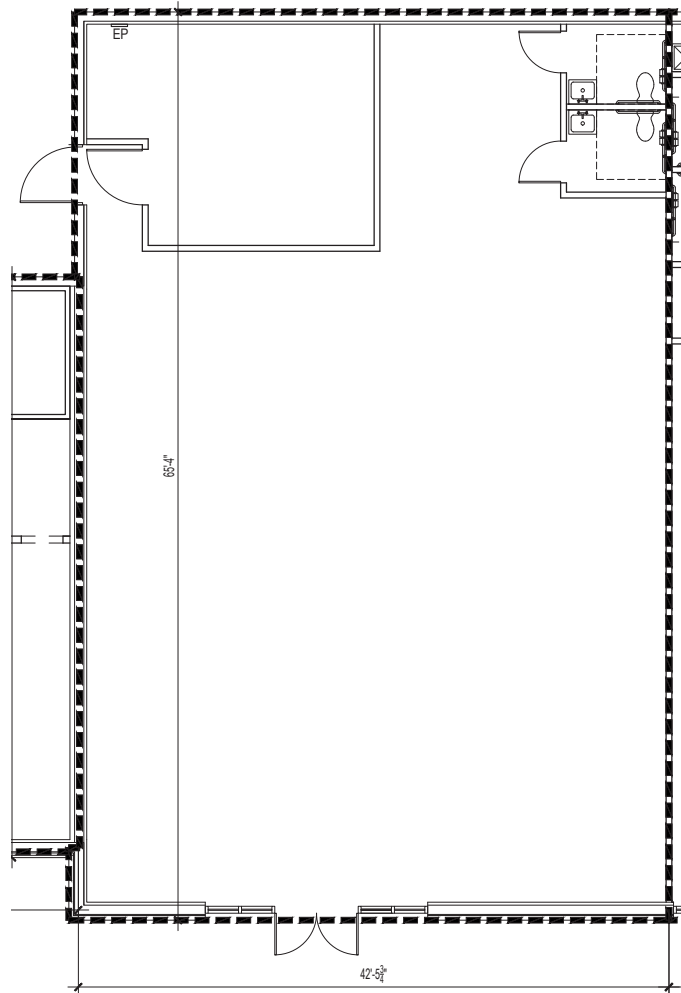
# augusta village SITE PLAN





SUITE 103

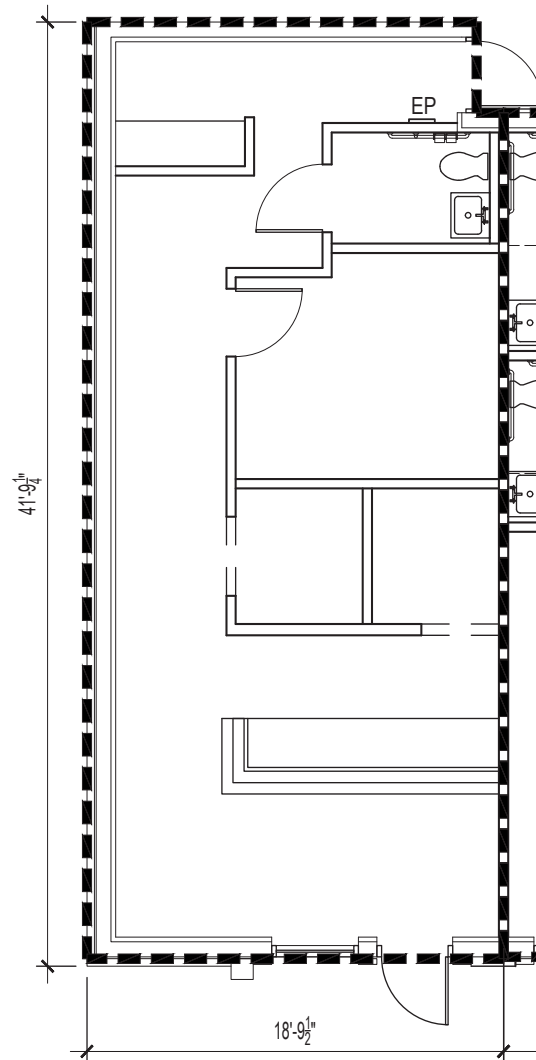
±2,780 SF





## SUITE 110

±774 SF





SURROUNDING AREA

DOWNTOWN GREENVILLE



FIFTH THIRD BANK



McALISTER'S  
DELI

TRUIST



WELLS  
FARGO



BON SECOURS  
HEALTH SYSTEM

Harris Teeter  
Neighborhood Food & Pharmacy

KAIROS  
MEDITERRANEAN



AUGUSTA  
ROAD  
BAPTIST CHURCH

AUGUSTA STREET  
(±26,600 VPD)



## SURROUNDING AREA



Bank of America

ARTHUR  
STATE BANK

Bad Daddy's  
BURGER BAR

Panera  
BREAD

SUBWAY

Pet  
Super  
market

pure barre

AUGUSTA STREET (±26,600 VPD)





*augusta village* is surrounded by the many affluent neighborhoods of the Augusta Road community minutes from downtown Greenville. The area's residential density and accessibility makes it an ideal location for national, regional and local brands.

Area businesses enjoy busy mornings and evenings as neighborhood residents commute to and from work as well as plentiful weekend shoppers and diners. Weekdays, the area is patronized by daytime employees working in downtown Greenville's CBD and at the county's largest hospital, PRISMA Health Greenville Memorial, both located less than one mile away.

The Augusta Road neighborhood is extremely walkable, bikeable and 'cartable'. It's residents trend younger and fully embrace the convenient commute options to frequent the neighborhood's restaurants, retailers and fitness providers.



**±10,488**

households within a 1-mile radius

**↑6%** from 2010

**\$181.8M**

annual consumer spending  
within a 1-mile radius

**\$138K** avg annual  
household income



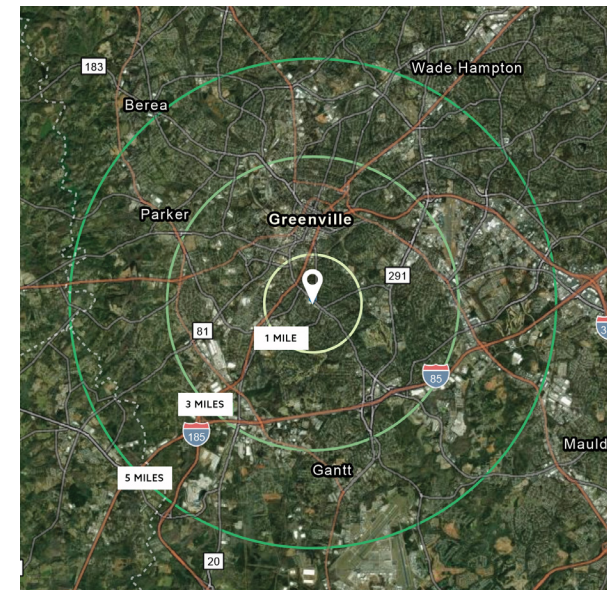




## AREA DEMOGRAPHICS

2023	0-1 MILE	1-3 MILE	3-5 MILE
POPULATION	10,488	69,519	151,751
PROJ. ANNUAL GROWTH (2023-28)	0.3%	0.6%	0.6%
DAYTIME POPULATION	12,686	66,793	115,527
TOTAL HOUSING UNITS	4,886	29,235	62,545
HOUSING UNITS (RENTED)	1,990	14,511	32,294
HOUSING UNITS (OWNED)	2,970	15,658	32,099
AVERAGE HOUSEHOLD INCOME	\$138,369	\$93,725	\$80,316
MEDIAN HOME VALUE	\$482,959	\$294,415	\$205,859
MEDIAN AGE	42	40.4	38.1

\*Source: CoStar







*for more information on the retail spaces available, please contact:*

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