



**AUGUSTA
GATEWAY**
VILLAGE RETAIL

RETAIL SPACE AVAILABLE FOR LEASE

3304-3350 AUGUSTA ROAD . GREENVILLE . SC 29605




PINTAIL

contact:

BRIAN SCURLOCK | REYNOLDS FLOWE



LEASING *contacts*



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BROKER
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The information provided herein has been given to us by the owner of the property or other sources we deem reliable. We have no responsibility for the accuracy of the information and we do not guarantee it. All information should be verified prior to purchase or lease.



PO BOX 9776 . GREENVILLE SC 29604
WWW.PINTAILCRE.COM

a modern community with neighborhood convenience

Augusta Gateway is a new, village-style retail center, geared toward serving the daily needs of its many surrounding neighborhood residents. Conveniently located at the south end of Augusta Road in Greenville, SC, this walkable, park-once destination is comprised of six stand-alone buildings, and will feature a mix of food, personal and professional service businesses. The anchor space is ±23,000 SF and is the perfect location for a boutique grocery, hardware, and/or entertainment use.

Buildings will be built and delivered in ‘warm shell’ condition, with the developer offering a TI Allowance for tenant-specific upfits. Spaces are subdividable—contact broker for details.

Augusta Gateway is part of a City of Greenville-supported development wave that is driving smaller, neighborhood-focused retail, medical and housing further toward I-85 on Augusta Road in order to serve the growing population.



about the property

ADDRESS 3304-3350 Augusta Road, Greenville, SC 29605
COUNTY Greenville
TOTAL SIZE ±46,500 Leasable SF
GROUND LEASE 1 AC
PARKING 207 Spaces

retail space for lease

BUILDING A Existing structure
BUILDINGS B-F Warm Shell Delivery, Q1 2026
TI ALLOWANCE Available - contact broker for more details

LOCATION	USAGE	SIZE
A	Grocery Anchor	±23,000 SF
B	Retail (Subdividable)	±8,500 SF
C	Retail	±2,400 SF
D	Retail (Subdividable)	±4,800 SF
E	Retail (Subdividable)	±4,800 SF
F	Retail/QSR	±3,000 SF

contact
broker for
pricing

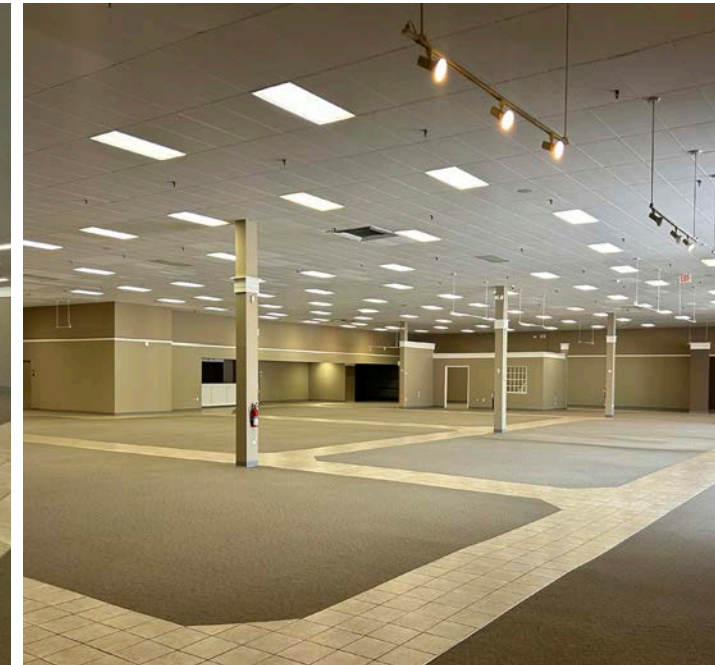
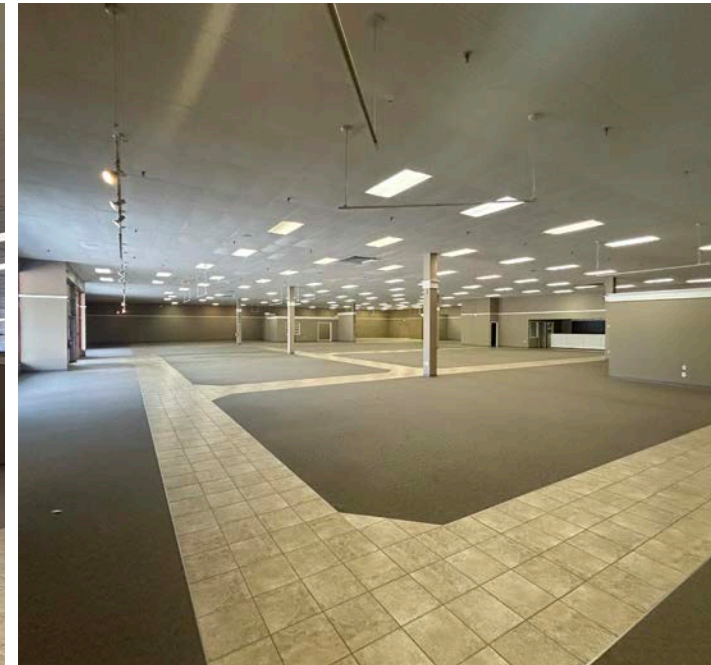


conceptual site plan



SITE DATA:	
TMS:	0365000201700
ZONING:	CITY OF GREENVILLE MX-3
ACREAGE:	+/- 7.35 AC
TOTAL BUILDING SQUARE FOOTAGE:	+/- 46,500 square feet
PARKING REQUIRED:	120 (this assumes a General Retail use for all buildings shown)
PARKING PROVIDED:	±207

existing structure | **BUILDING A** | $\pm 23,000$ SF



SURROUNDING AREA

DOWNTOWN GREENVILLE

ALTA VISTA NEIGHBORHOOD

GREENVILLE TECHNICAL COLLEGE

GOWER ESTATES NEIGHBORHOOD

AUGUSTA CIRCLE ELEMENTARY

AUGUSTA CIRCLE NEIGHBORHOOD

COUNTRY CLUB ESTATES

GREENVILLE COUNTRY CLUB

ROCKWOOD PARK NEIGHBORHOOD

SARA COLLINS ELEMENTARY

CHANTICLEER NEIGHBORHOOD

BLYTHE ACADEMY of LANGUAGES

PARKINS MILL NEIGHBORHOOD

HUGHES ACADEMY

○ NEIGHBORHOOD

● EDUCATIONAL INSTITUTION



area demographics

SUMMARY	1 MI.	3 MI.	5 MI.
2010 Population	5,659	44,752	117,823
2024 Population	6,230	53,407	147,088
2029 Population Projection	6,427	56,216	156,266
Annual Growth 2024-2029	.62%	1.03%	1.22%

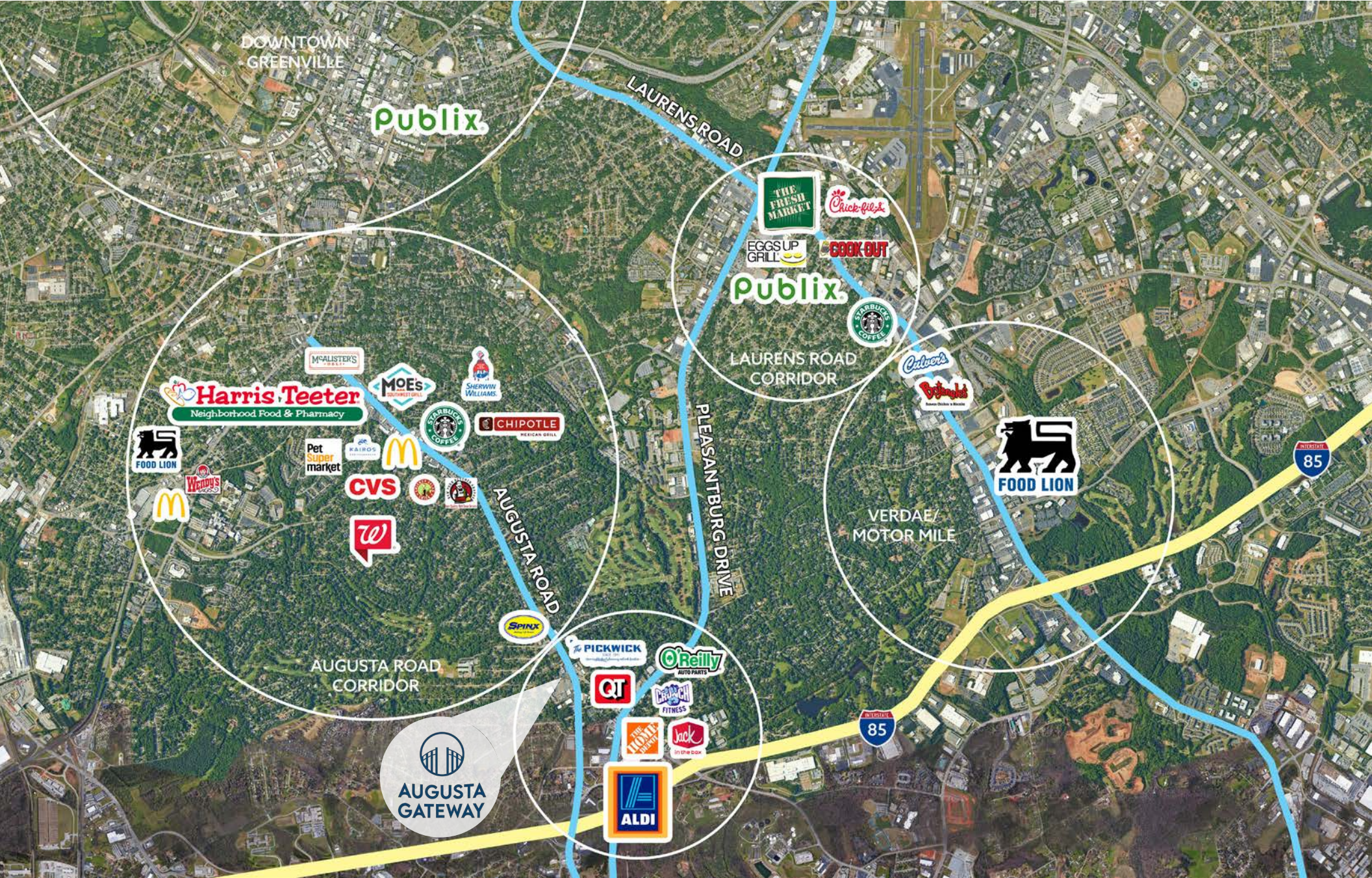
HOUSEHOLDS	1 MI.	3 MI.	5 MI.
2010 Households	2,077	18,848	48,848
2024 Households	2,460	23,511	64,334
2029 Household Projection	2,574	25,181	69,446
Annual Growth 2024-2029	.91%	1.38%	1.54%
Avg Home Value	\$506,585	\$499,633	\$411,418
Median Home Value	\$409,701	\$415,599	\$324,771

HH INCOME	1 MI.	3 MI.	5 MI.
Avg Household Income	\$121,199	\$113,431	\$98,047
Median Household Income	\$73,378	\$66,871	\$63,281

OWNER-OCCUPIED HOUSING UNITS BY VALUE	1 MI.	3 MI.	5 MI.
Total	1,568	13,089	31,125
< \$100,000	376	1,532	3,953
\$100,000 - 200,000	158	1,584	4,296
\$200,000 - 300,000	86	1,571	6,008
\$300,000 - 400,000	151	1,650	5,043
\$400,000 - 500,000	133	1,309	3,269
\$500,000 - 1,000,000	461	4,372	6,973
\$1,000,000+	202	1,061	1,526



SURROUNDING RETAIL





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