



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 100 ±2,888 SF*

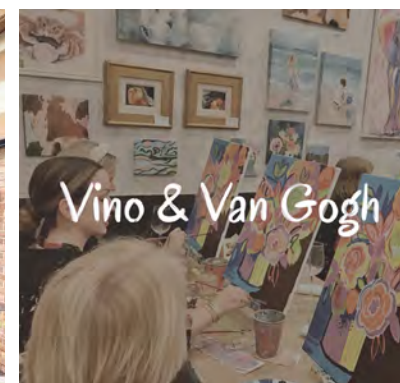
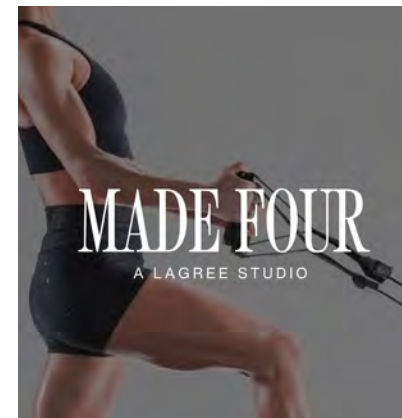
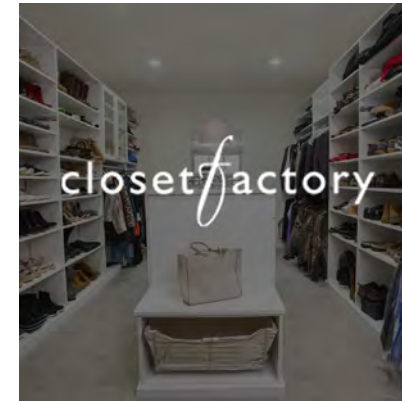
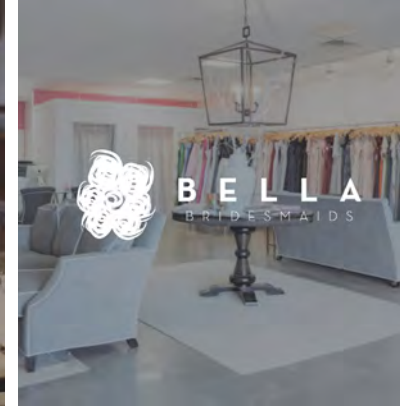
SUITE 101 ±1,303 SF*

* UNITS CAN BE COMBINED

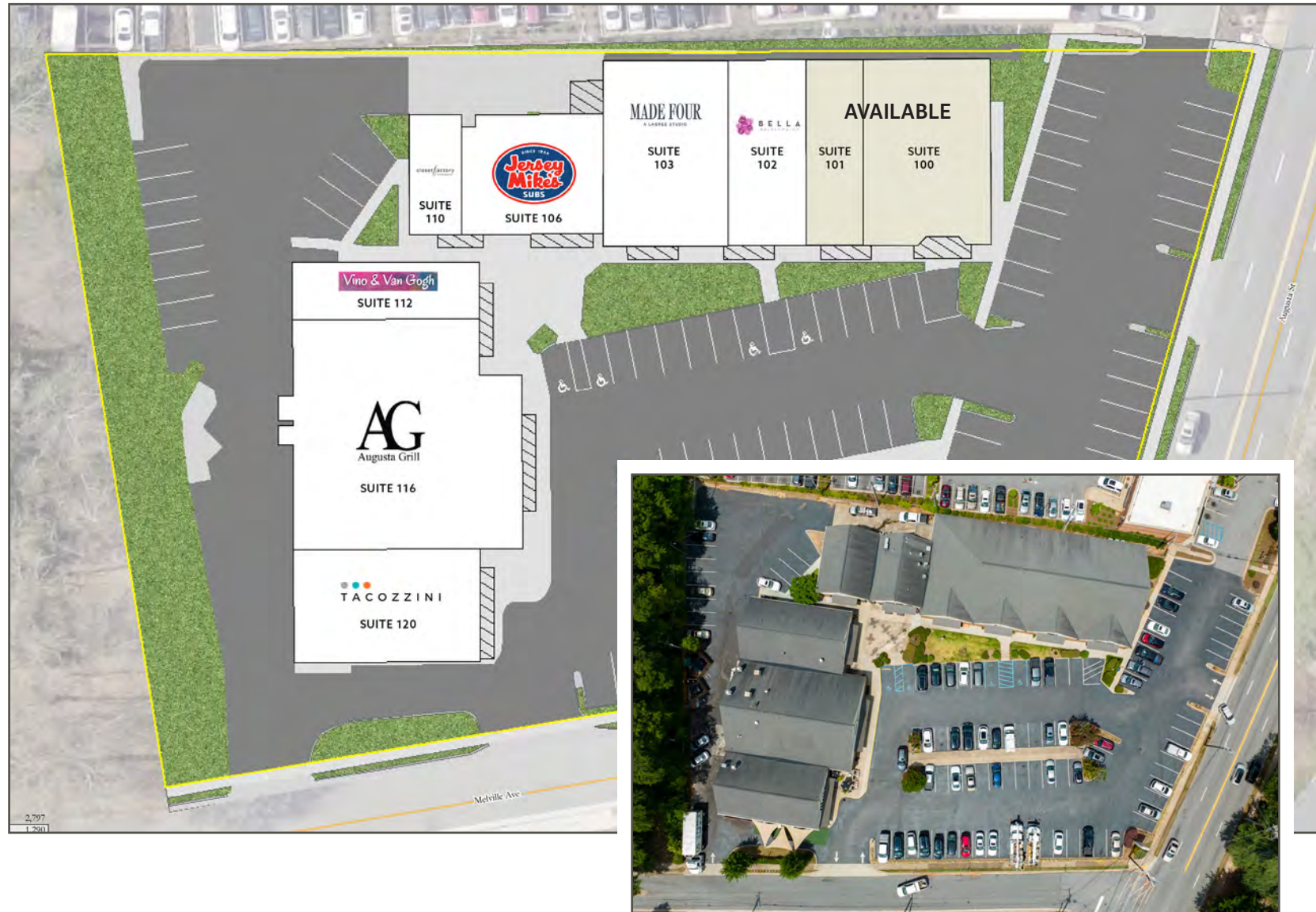
Contact us for other upcoming opportunities

RENT

\$30.00 PSF NNN + \$9.52 PSF (est. TICAM)

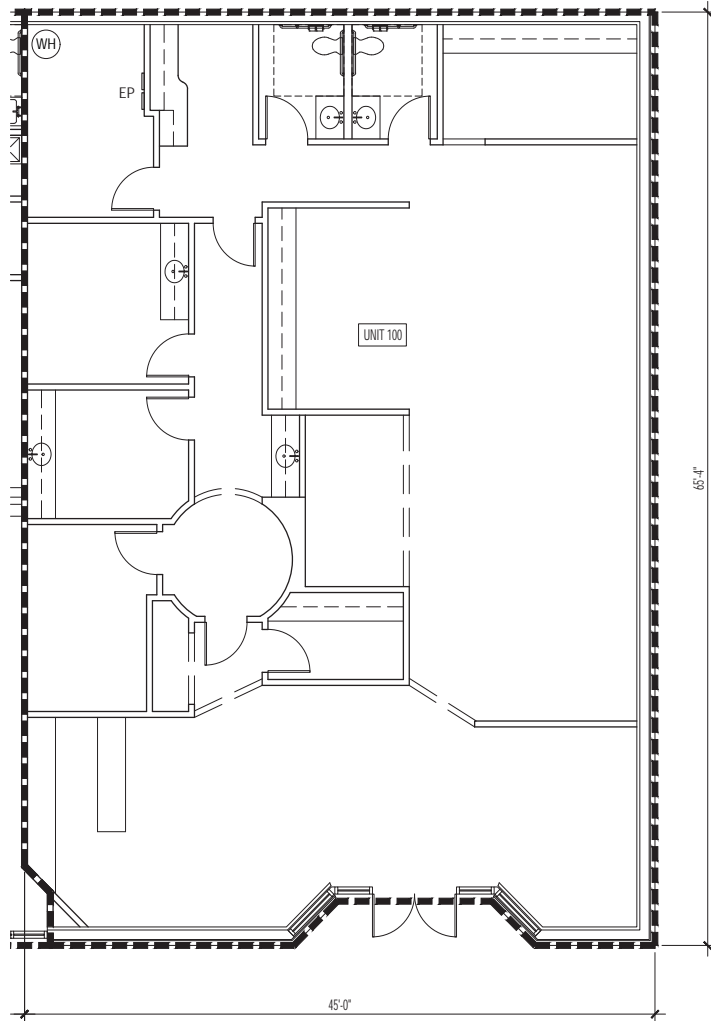


augusta village SITE PLAN



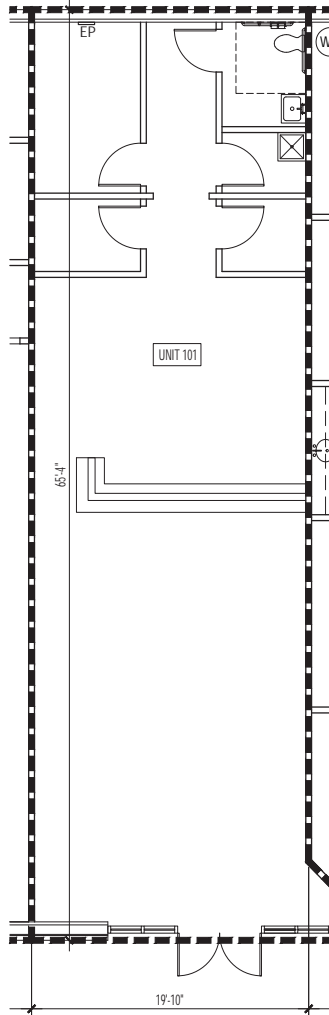
SUITE 100

±2,888 SF



SUITE 101

±1,303 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

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

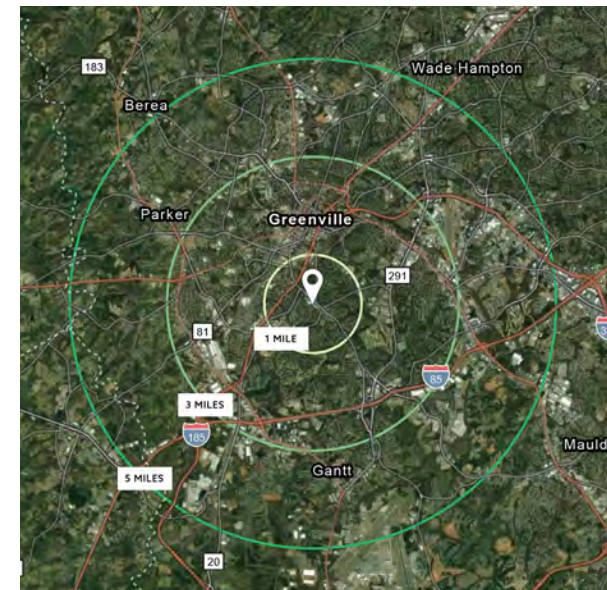




AREA DEMOGRAPHICS

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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