

# AVAILABLE FOR LEASE

*Retail: Suite 102*  
*Office: Suite 301*

103 N. Main Street, Greenville, SC 29601





## 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.



## 103 North Main

ADDRESS	103 N. Main Street, Greenville, SC 29601
TAX MAP NO	0001000100600 (Greenville County)
PARKING	Available spaces in Richardson or ONE City Plaza garages
HIGH VISIBILITY	High foot traffic on Main Street
PRIME LOCATION	Located in the heart of Downtown Greenville at Greenville ONE City Plaza, with easy access to I-385
NEARBY TENANTS	Methodical, Core 24, Tupelo Honey, Anthropologie, Cantina 76, Mast General Store, Orvis, Basil

### *available space*

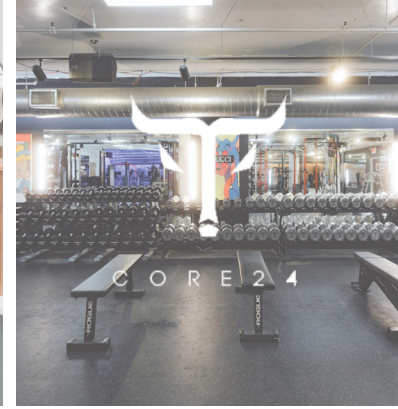
#### RETAIL: SUITE 102

RETAIL SF	±1,991 SF
RENT	\$35 PSF NNN (est. \$15.46/SF TICAM)

#### OFFICE: SUITE 301

OFFICE SF	±2,636- 6,310 RSF
RENT	\$29-32 PSF FS

Contact us for other upcoming opportunities





*available spaces* RETAIL + OFFICE

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OFFICE  $\pm 2,636-6,310$  SF

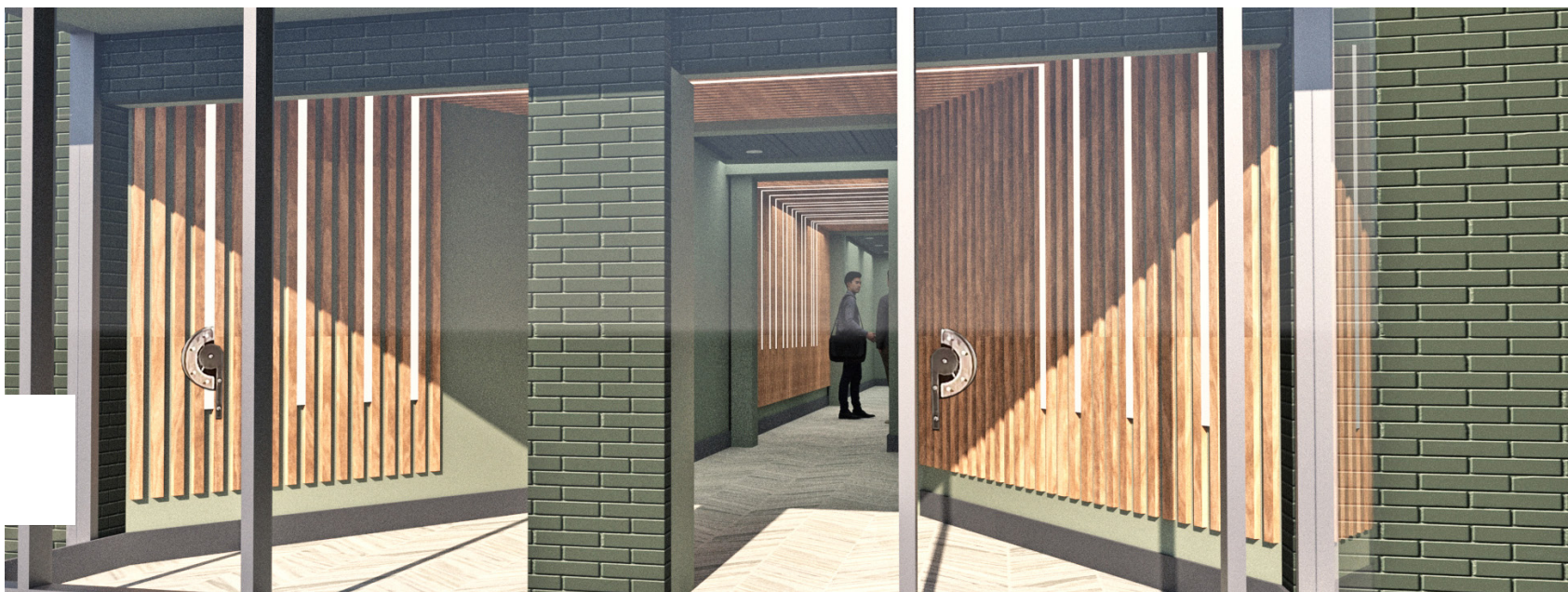
103  
RETAIL  $\pm 1,991$  SF





## PLANNED COMMON AREA

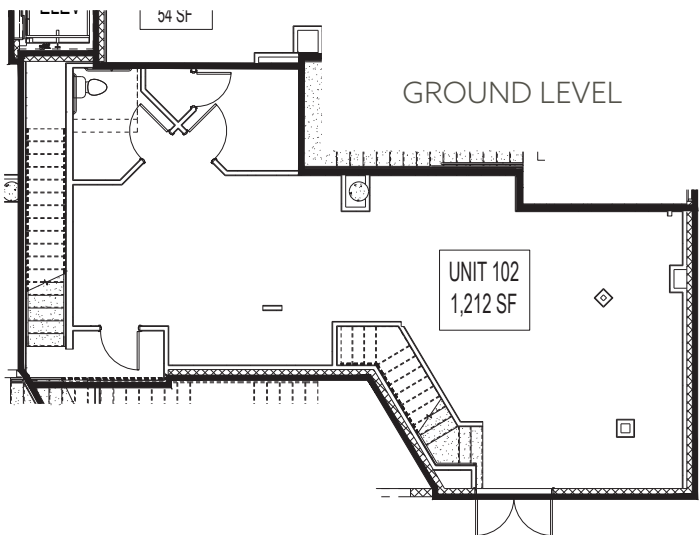
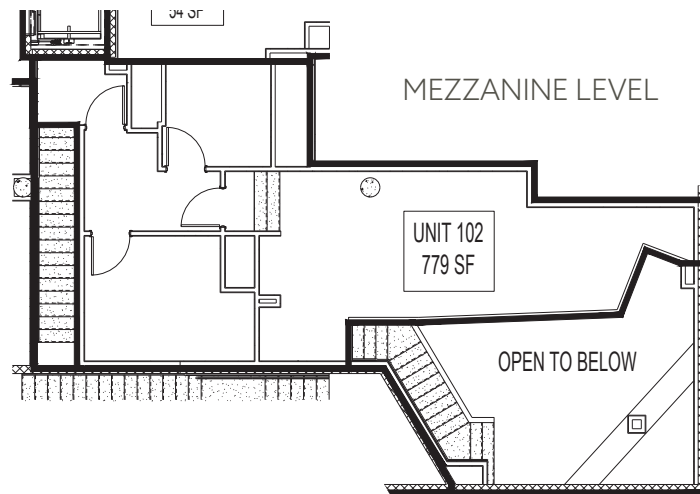
### CONCEPTUAL RENDERINGS





## SUITE 102: RETAIL

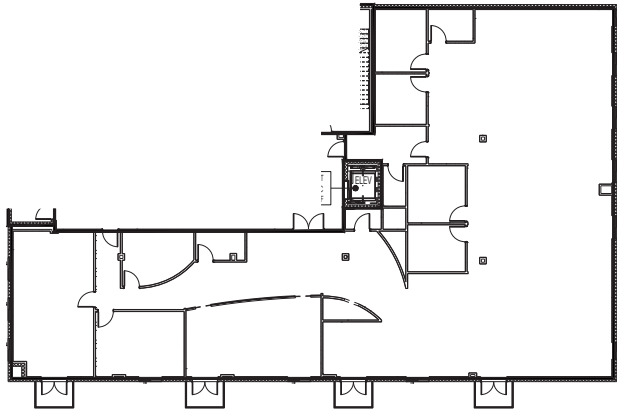
±1,991 SF





## SUITE 301: OFFICE

±6,310 SF



± 6,310 SF Class A office space

\$29 PSF Full Service

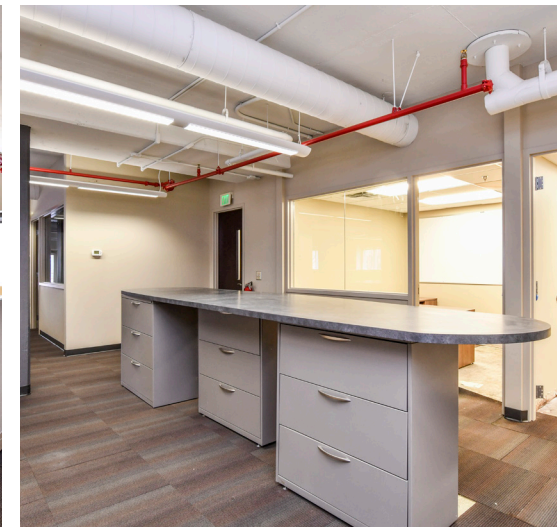
Opportunity for building + plaque signage on Main St. and ONE City Plaza

Four private balconies

Open floor plans with six private office and large conference room

Furniture included if desired

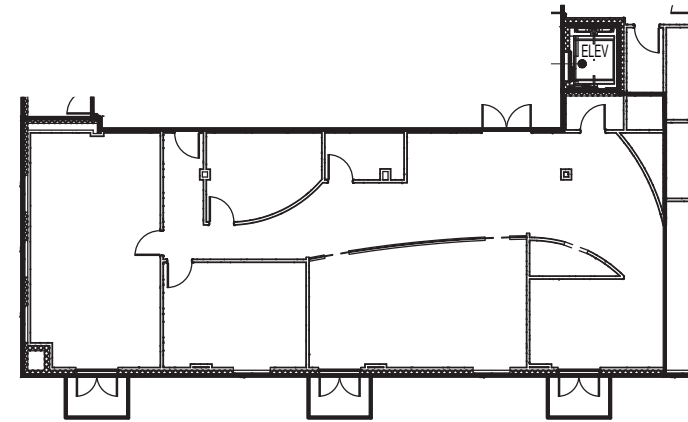
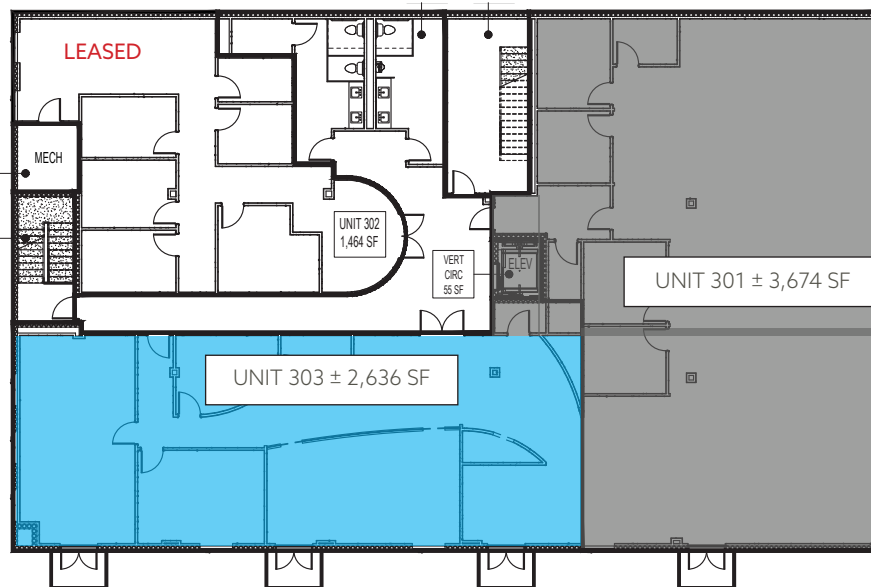
Demising options available



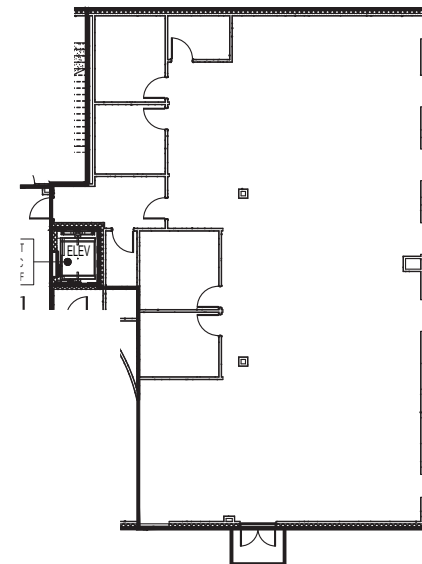


## SUITE 301 + 303

### DEMISING OPTIONS



Unit 303 ± 2,636 SF  
\$32 PSF Full Service



Unit 301 ± 3,674 SF  
\$32 PSF Full Service



*property location*

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*surrounding area* \_\_\_\_\_







*103 North Main* Nestled in the heart of Upstate South Carolina, Downtown Greenville is a vibrant, thriving destination that perfectly blends small-town charm with cosmopolitan energy. A walkable, picturesque downtown district set against the backdrop of the scenic Reedy River, Greenville offers a unique mix of historic character and modern sophistication.

Visitors can explore a variety of locally-owned boutiques, art galleries, and restaurants that feature both Southern delicacies and international flavors. From the famed Falls Park on the Reedy River with its stunning Liberty Bridge to the lively streets filled with street performers, festivals, and events, Downtown Greenville offers an experience for every taste. The Downtown area is key in Greenville's consistent ranking as one of the best places to live and visit in the Southeast.



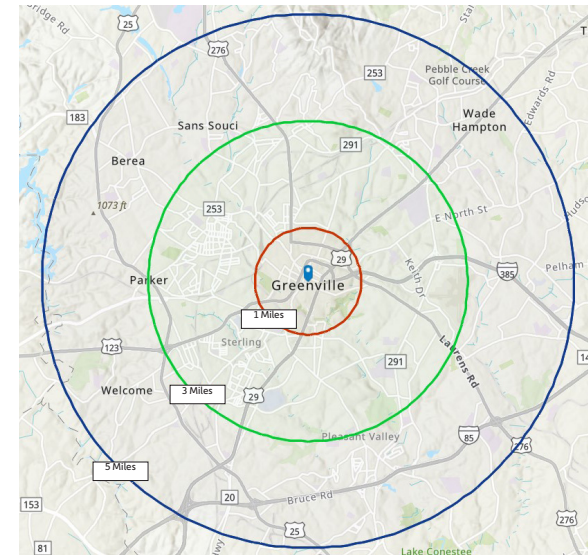




## AREA DEMOGRAPHICS

2024	0-1 MILE	1-3 MILE	3-5 MILE
POPULATION	13,563	91,269	179,518
PROJ. ANNUAL GROWTH (2024-29)	13.65%	11.54%	10.96%
TOTAL HOUSING UNITS	7,770	43,132	84,640
HOUSING UNITS (RENTED)	4,788	20,927	39,708
HOUSING UNITS (OWNED)	2,251	18,016	37,025
AVERAGE HOUSEHOLD INCOME	\$112,037	\$86,377	\$83,718
MEDIAN HOME VALUE	\$485,958	\$287,220	\$251,124
MEDIAN AGE	38.8	36.3	36.7

*\*Source: CoStar*







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**PINTAIL**