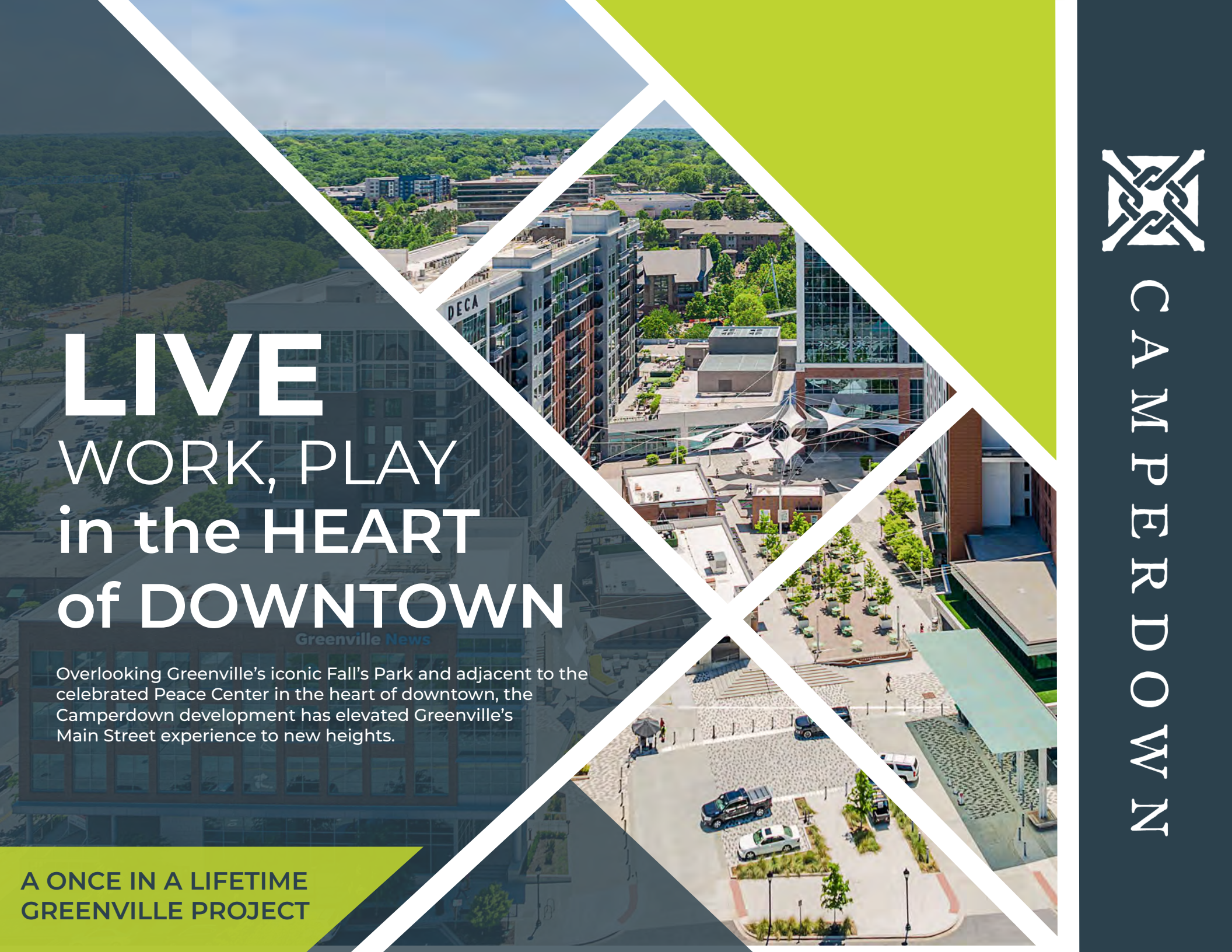


An aerial photograph of downtown Greenville, South Carolina, featuring a mix of modern and historic architecture. The image is overlaid with large, white, geometric shapes (triangles and diamonds) that create a dynamic, fragmented effect. A bright green triangle is in the top right, and another is in the bottom left. The text 'LIVE WORK, PLAY in the HEART of DOWNTOWN' is prominently displayed in white, bold, sans-serif font. Below it, a smaller line of text describes the project's location and impact. At the bottom left, another green triangle contains the text 'A ONCE IN A LIFETIME GREENVILLE PROJECT'. On the right side, the project name 'CAMPERDOWN' is written vertically in white, bold, sans-serif font, preceded by a stylized logo.

LIVE WORK, PLAY in the HEART of DOWNTOWN

Overlooking Greenville's iconic Fall's Park and adjacent to the celebrated Peace Center in the heart of downtown, the Camperdown development has elevated Greenville's Main Street experience to new heights.

A ONCE IN A LIFETIME
GREENVILLE PROJECT



CAMPERDOWN

CAMPERDOWN DEVELOPMENT



FALLS TOWER

CAMPERDOWN
150,000 SF Office
11 Luxury Condos

elliott davis

Seratonic
YOGA & PILATES

GROUP
Therapy
PUB & PLAYGROUND

SPACES.

DECA
CAMPERDOWN
241 Units

bodybar

SOUTHERN
TIDE

jeni's

AC
HOTELS
MARriott
196 Rooms

Trails Jewelers

Insomniac
cookies

SOCIAL
BURGER

CAMP

Available

Available

The NOW
A MASSAGE BOUTIQUE

Juniper
RESTAURANT & BAR

elliott davis

FALLS TOWER SITE PLAN (MAIN STREET)



AVAILABILITIES

- 1 5,373 SF Main Street Frontage
- 2 3,968 SF Space (w/ Covered Patio Overlooking Falls Park)

FALLS TOWER SITE PLAN (PLAZA LEVEL)



AVAILABILITIES

- 1 5,539 SF Space (w/ 2,453 SF Covered Patio Over looking Falls Park)-Plaza Level

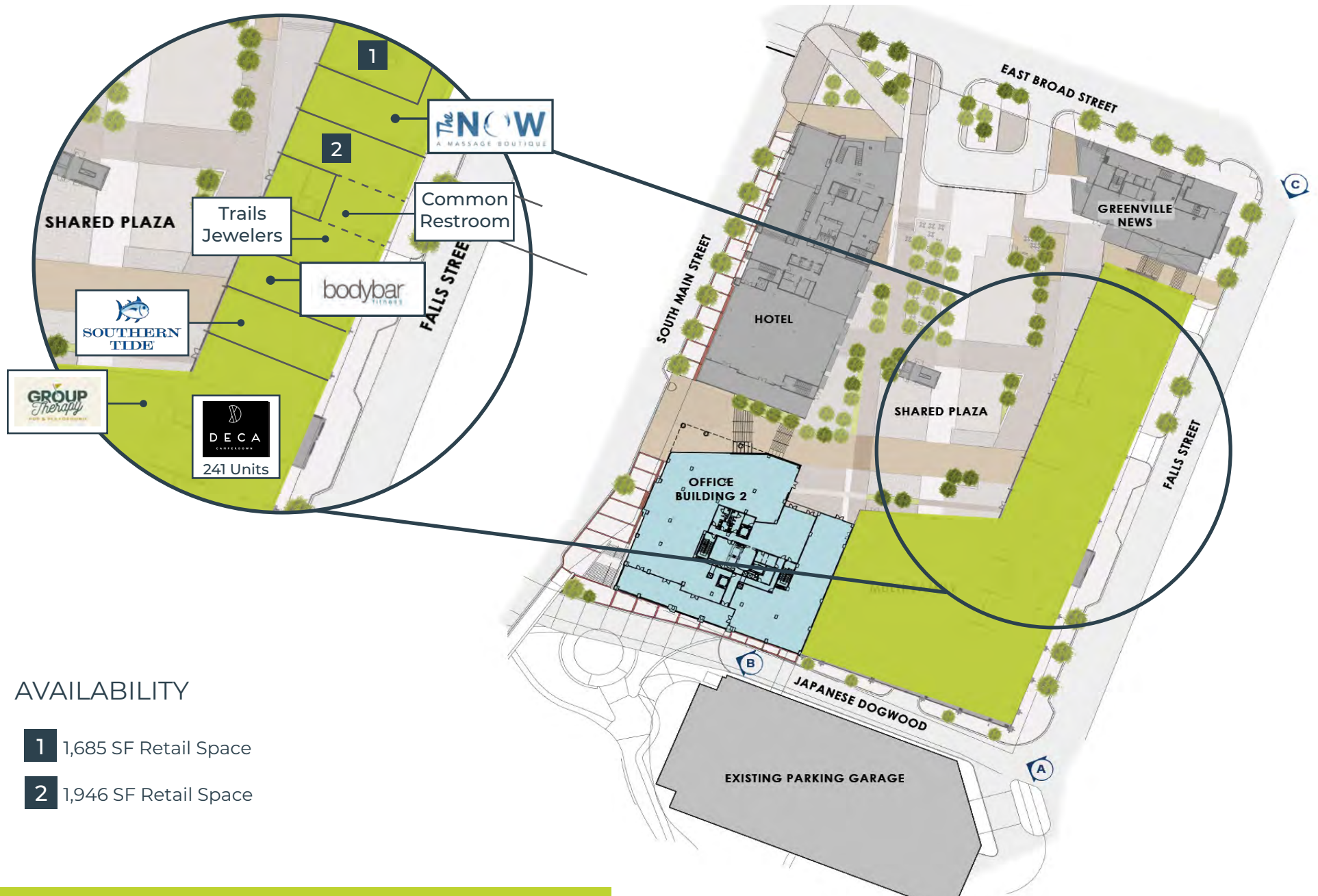


Great windows & high ceilings!

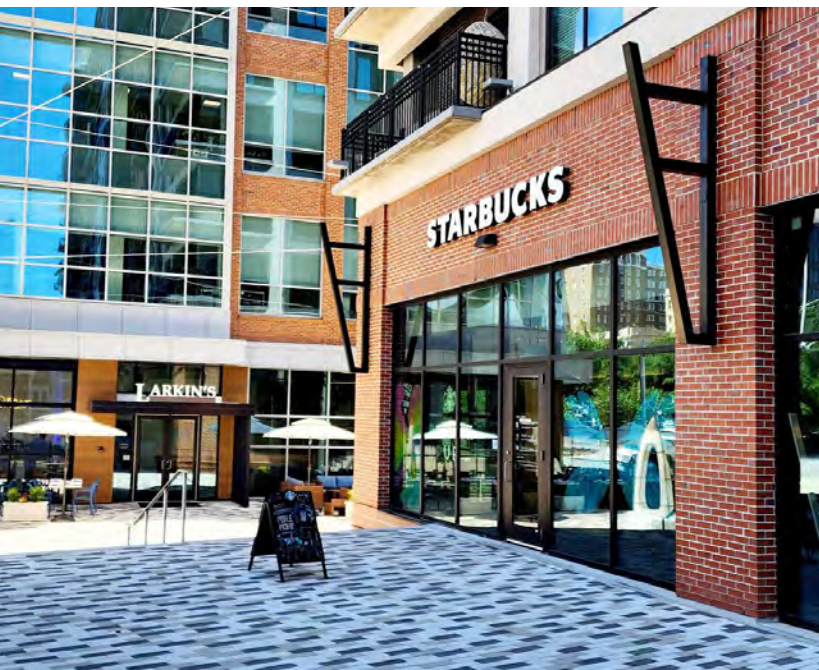
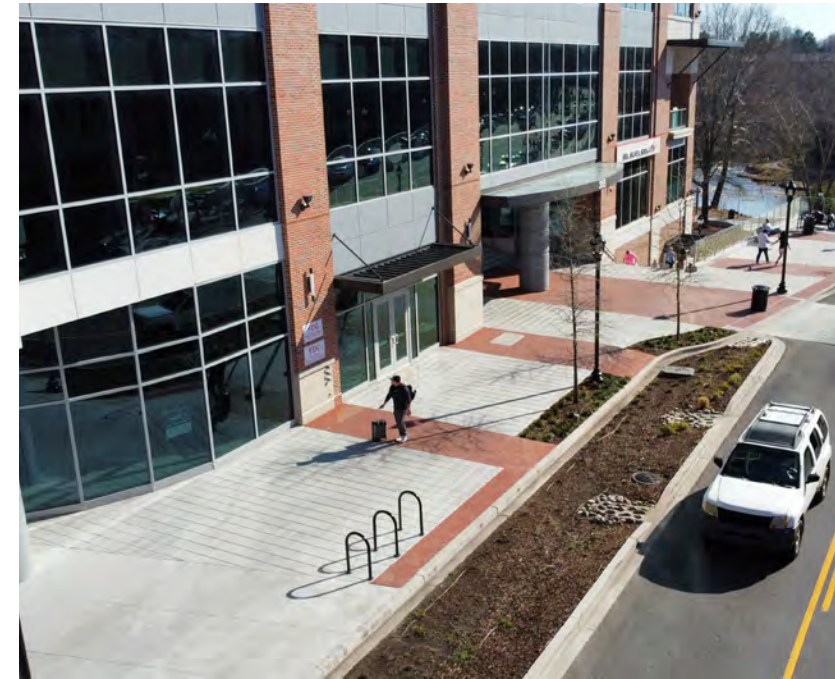


Amazing view & covered patio!

DECA SITE PLAN



CAMPERDOWN PHOTOS



DEMOGRAPHICS

KEY FACTS

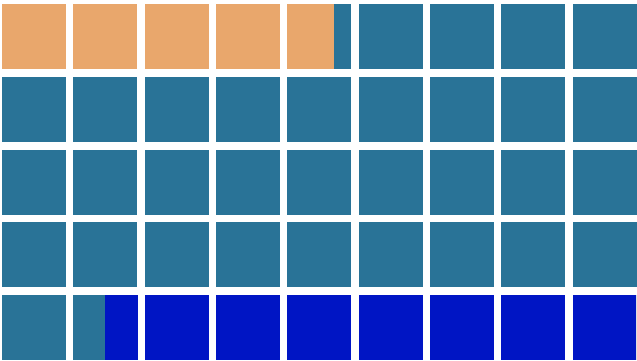
11,479
Population

37.8
Median Age

1.8
Average Household Size

\$84,397
Median Household Income

POPULATION BY AGE



Under 18 (10.5%)
Ages 18 to 64 (72.8%)
Aged 65+ (16.7%)
Others (0.0%)

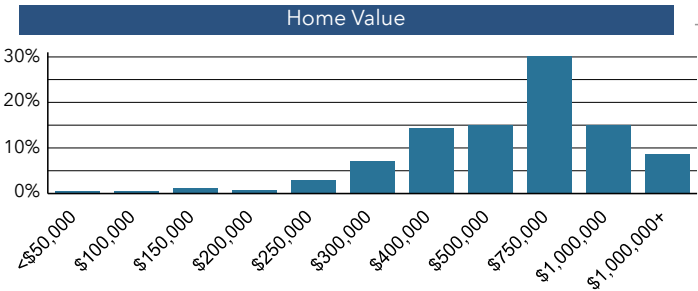


Source: This infographic contains data provided by Esri (2024, 2029), Esri-U.S. BLS (2024), Esri-MRI-Simmons (2024). © 2025 Esri

Population Trends and Key Indicators

Camperdown Plaza
Ring: 1 mile radius

11,479 Population
5,961 Households
1.76 Avg Size Household
37.8 Median Age
\$84,397 Median Household Income
\$562,613 Median Home Value
84 Wealth Index
62 Housing Affordability
51 Diversity Index



\$84,397
Median Household Income



\$67,493
Per Capita Income



\$78,966
Median Net Worth

ANNUAL HOUSEHOLD SPENDING

\$2,903
Apparel & Services

\$8,477
Groceries

\$343
Computers & Hardware

\$7,765
Health Care

\$4,697
Eating Out

EMPLOYMENT

83%
White Collar

9%
Blue Collar

8%
Services

4.6%
Unemployment Rate

\$3,334
Travel

ANNUAL LIFESTYLE SPENDING

\$86
Sports Events

\$87
Theatre/Operas/Concerts

\$12
Online Games

\$73
Movies/Museums/ Parks

\$204,387,664
2024 Retail Goods

DOWNTOWN GREENVILLE, SC





#YEAH **THAT** GREENVILLE

NAMED ONE OF THE TOP TEN
FRIENDLIEST CITIES IN THE SOUTH
Southern Living 2024

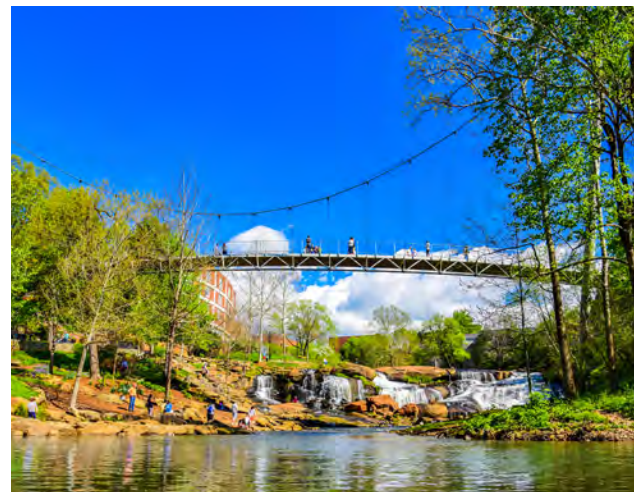
RANKED 4TH ON THE LIST OF
“BEST PLACES TO LIVE IN THE
NATION”
U.S. News & World Report 2025

RANKED NO. 5 FOR THE SOUTH’S
BEST CITIES ON THE RISE 2025
Livability 2025

TOP 10 MOST WALKABLE
DOWNTOWNS
Travel + Leisure 2025

RANKED NO. 1 FOR THE BEST PLACE
FOR YOUNG PROFESSIONALS
Niche 2024

RANKED NO. 7 OF THE BEST
U.S. TRAVEL DESTINATIONS
Travel & Leisure 2025





CAMPDOWN

LEASING

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