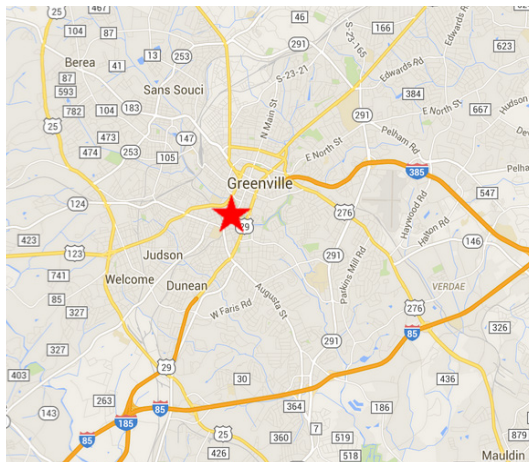


THE AVANT

River Street and Main Street
Greenville, SC 29601

LEASING | Cortney Carter
direct: 864.752.0302
ccarter@collettre.com

Bill Runge
direct: 864.752.0301
wrunge@collettre.com



DEMOGRAPHIC SNAPSHOT (2021)

	1 mile	3 mile	5 mile
Population	10,418	75,778	161,238
Projected Pop. (2025)	11,930	83,063	175,056
Avg. Household Income	\$109,877	\$92,263	\$81,729

DAYTIME POPULATION

Total Businesses	2,175	6,305	10,626
Total Employees	25,180	66,477	113,567

TRAFFIC COUNTS

S. Academy Street	27,300
Main Street	6,000

PROPERTY DETAILS

- New mixed use project located in the heart of downtown Greenville's West End
- Available for lease - 4,485 SF of retail space on ground floor (sub-dividable)
- 5,874 SF available for lease on 2nd floor mezzanine level
- New construction at the signalized intersection of River and Main Street
- 12 upscale condominiums

217-A EAST WASHINGTON STREET
GREENVILLE, SC 29601
864.752.0300 | WWW.COLLETTRE.COM



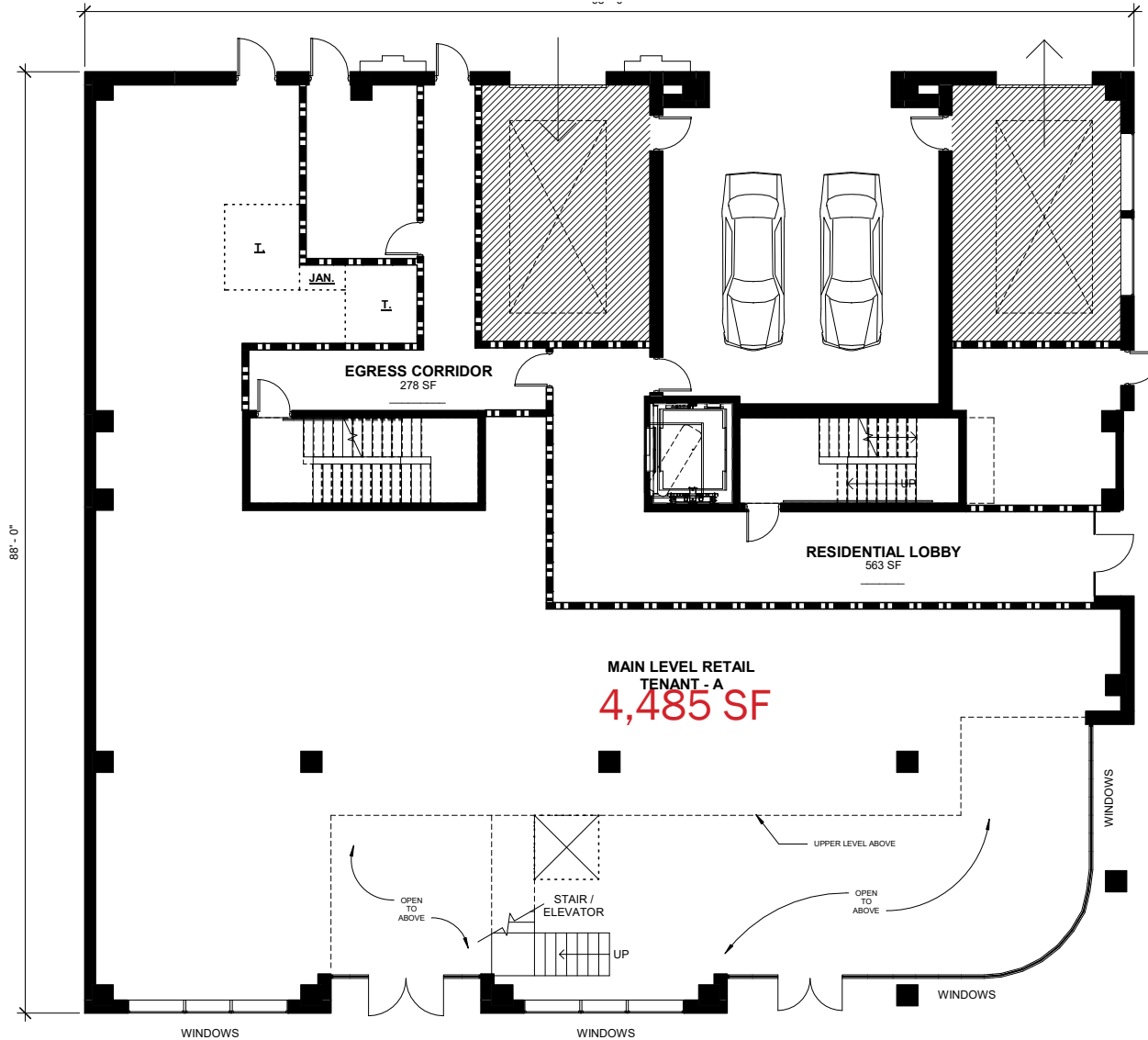


THE AVANT

SITE PLAN - MAIN LEVEL

LEASING | Cortney Carter
direct: 864.752.0302
ccarter@collettre.com

Bill Runge
direct: 864.752.0301
wrunge@collettre.com



217-A EAST WASHINGTON STREET
GREENVILLE, SC 29601
864.752.0300 | WWW.COLLETTRE.COM

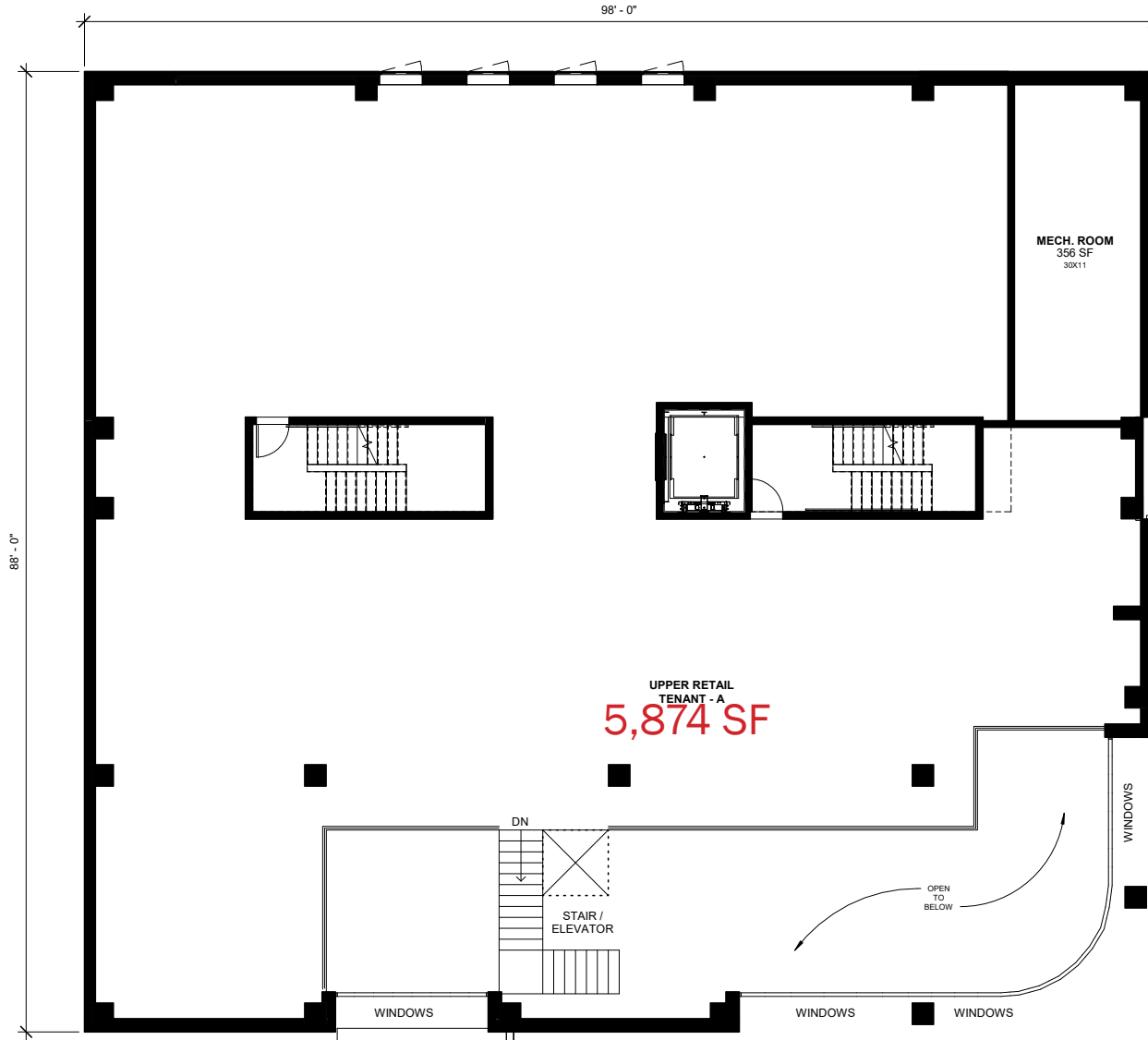
Collett

THE AVANT

SITE PLAN - UPPER LEVEL

LEASING | Cortney Carter
direct: 864.752.0302
ccarter@collettre.com

Bill Runge
direct: 864.752.0301
wrunge@collettre.com



217-A EAST WASHINGTON STREET
GREENVILLE, SC 29601
864.752.0300 | WWW.COLLETTRE.COM



THE AVANT DOWNTOWN HIGHLIGHTS

LEASING | Cortney Carter
direct: 864.752.0302
ccarter@collettre.com

Bill Runge
direct: 864.752.0301
wrunge@collettre.com

- *Top 10 Best Places to Live 2019 (Livability)*
- *Best Small Cities in the U.S. (National Geographic Traveler)*
- *Top 10 Traveler's Choice Destinations on the Rise 2018 (tripadvisor)*
- *South's Best Cities (Southern Living)*
- *Top 6 Foodie Cities in the Country (bravo)*
- *23 Best Small Town Main Streets in America (Country Living)*
- *Top 10 Small Cities Where Business is Thriving (Entrepreneur)*
- *#2 Best City to Start a Business (Xome.com)*
- *Top 10 Cities for Millennials to Live in (Growella.com)*
- *The Best 10 Emerging Destinations (USA Today)*
- *10 Best Family Vacation Spots (What to Expect)*
- *Bon Secours Wellness Arena (15,000 seat sports & entertainment arena)*
- *The Peace Center (2,100 seat concert hall, 430 outdoor ampitheater, over 300 events per year)*

