

FOR LEASE

MARKLEY STATION

116 - 120 N MARKLEY STREET, GREENVILLE, SC 29601



HISTORICAL MIXED USE REDEVELOPMENT
IN THE HEART OF THE WEST END

PROPERTY INFO



2,254 - 8,767 SF AVAILABLE



ASKING RENT: \$16.00 - \$28.00 / SF / NNN
NNN EXPENSES APPROXIMATELY \$5.05 / SF



IDEAL LOCATION FOR BREWERY, RESTAURANT,
RETAIL AND CREATIVE OFFICE



EXCELLENT LOCATION JUST ONE BLOCK
FROM FLUOR FIELD IN THE WEST END



ON-SITE PARKING



±2,990 SF ROOF TOP TERRACE



EXPOSED BRICK WALLS AND
WOOD CEILINGS



CORE AND SHELL WORK IS NOW COMPLETE AND
THE FIRST ROUND OF TENANTS HAVE OCCUPIED.



LOCAL AMENITIES



DEMOGRAPHICS

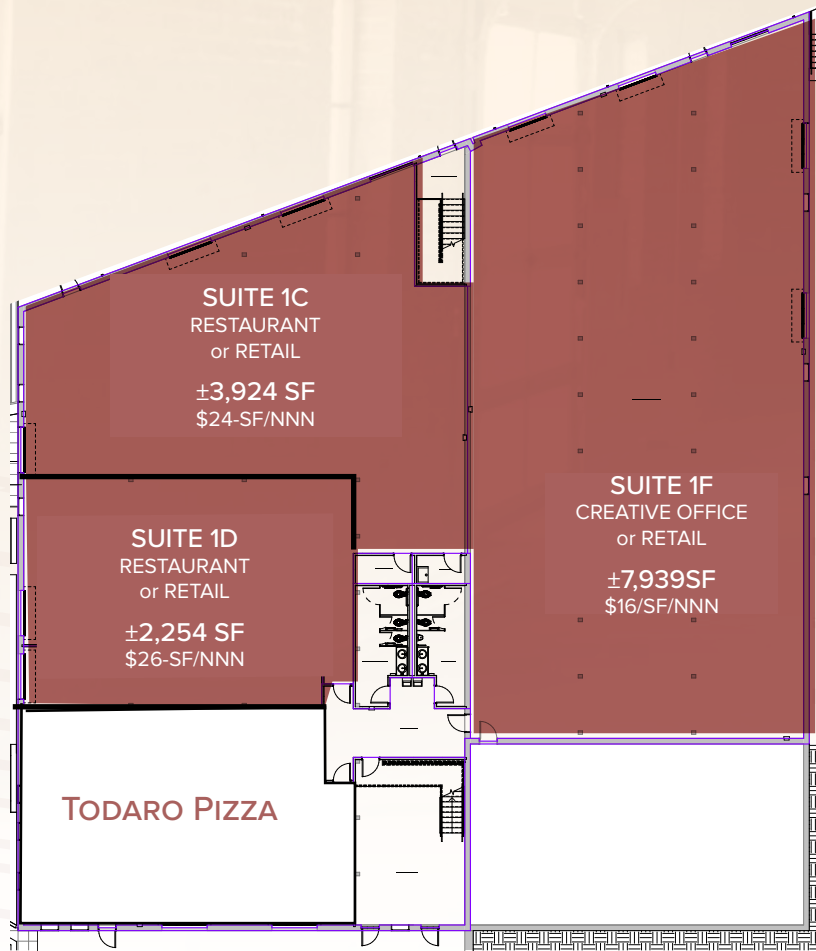
	1 MILE	3 MILES	5 MILES
2016 Population	8,427	70,532	139,472
2021 Projected Population	9,534	81,945	166,201
2016-2021 Growth Rate	1.84%	1.54%	1.49%
Daytime Population	28,294	74,196	128,962
Male	4,442 (51.0%)	37,440 (49.3%)	74,993 (48.6%)
Female	4,262 (49.0%)	38,482 (50.7%)	79,376 (51.6%)
Median Age	43.9	37.6	36.3
Bachelor's Degree or Higher	1,886 (28.4%)	14,366 (27.6%)	29,676 (28.5%)
Employment			
White Collar	65.4%	56.0%	56.1%
Services	16.5%	18.8%	19.8%
Blue Collar	18.1%	25.2%	24.2%
2016 Number of Households	4,018	31,331	62,901
2016-2021 Annual HH Growth	1.93%	1.48%	1.43%
2016 Annual HH Income	\$38,742	\$54,108	\$54,520
Average HH Value	\$263,603	\$225,006	\$207,984
2016 Housing Units	5,088	36,637	71,794
2016 Owner Occupied	4,018 (79.0%)	31,331 (85.5%)	62,900 (87.6%)
Average Household Size	2.0	2.3	2.4



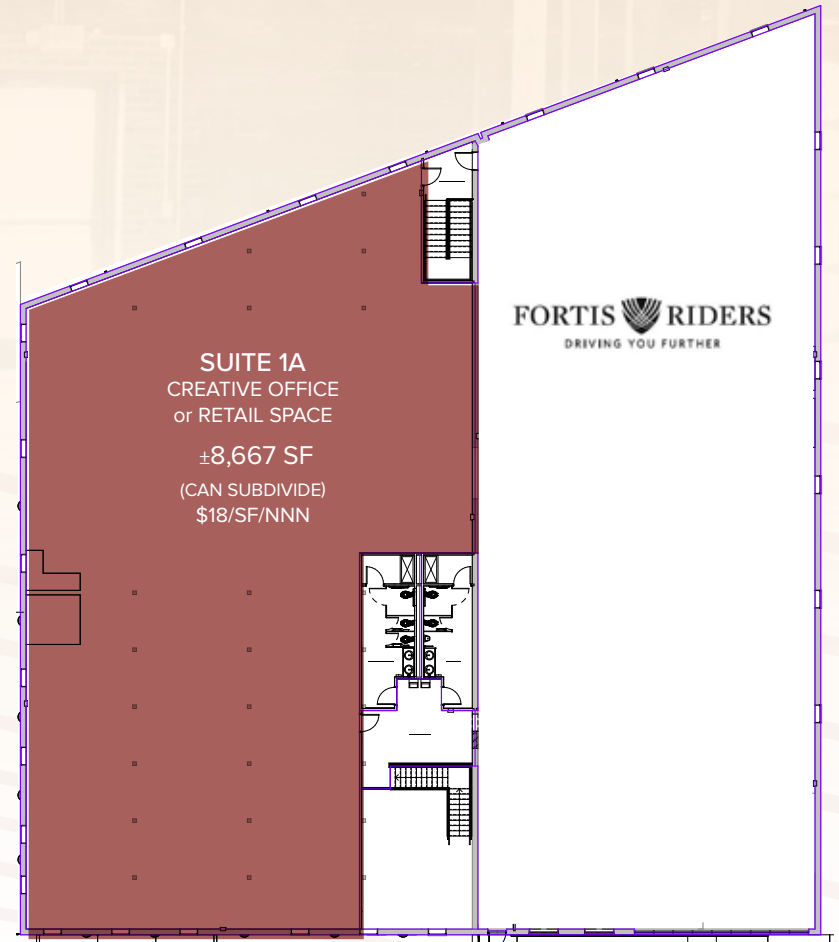
SITE PLAN



BUILDING 1 | RETAIL OR CREATIVE OFFICE

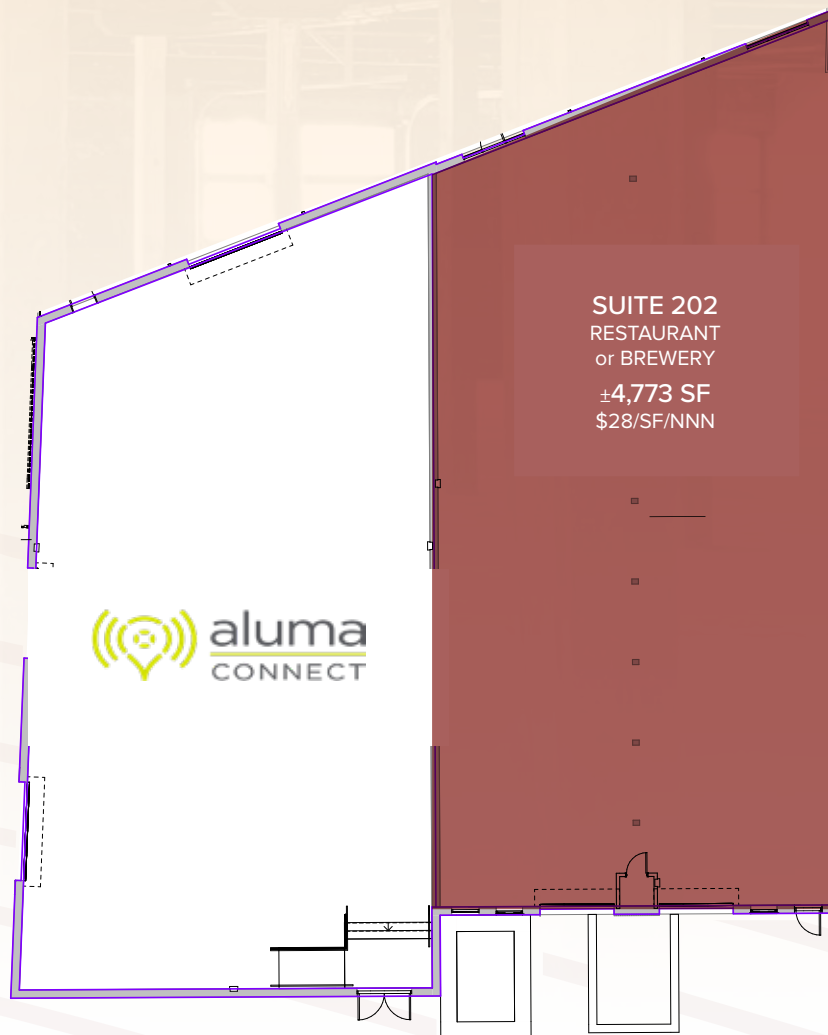


LOWER LEVEL



UPPER LEVEL

BUILDING 2 | RESTAURANT OR BREWERY



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