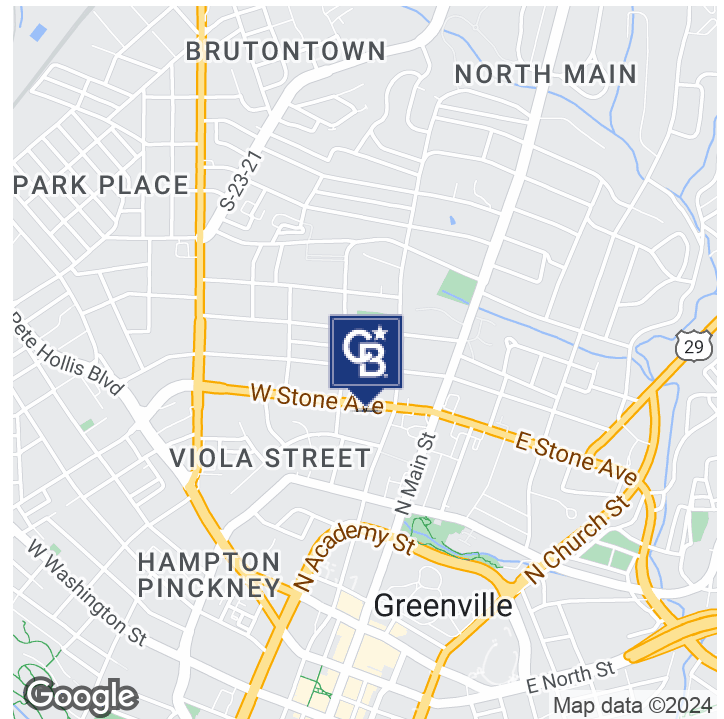


AVAILABLE FOR LEASE

WESTONE

109 W. Stone Ave. Greenville, SC 29609



UNIT E-4

OFFERING SUMMARY

Lease Rate:	\$3,450/Month (NNN)
Building Size:	+/-17,455 SF
Available SF:	+/-1,255 SF (Unit E-4)
Renovated:	2018
Zoning:	MX-2 City of Greenville

PROPERTY OVERVIEW

Westone is an award winning adaptive re-use of the first commercial property on West Stone Avenue. Located in the sought after North Main neighborhood, this mixed-use shopping center is home to a thriving lineup of local businesses and in one of the most walkable areas of the city outside of the Central Business District.

PROPERTY HIGHLIGHTS

- End cap unit with +/-1,255 SF available for lease
- NNN = \$4.26/SF (\$445.67/Month)
- Other tenants include Liability Brewing Company, Moe's Original Bar B Que, Community Canteen, Rudy's House of Spirits, Palmetto Hemp Provisions & V's Barbershop
- Walk Score: Very Walkable (83)
- 2022 Traffic Count: 27,600 VPD

Pete Brett, CCIM
864 250 6815

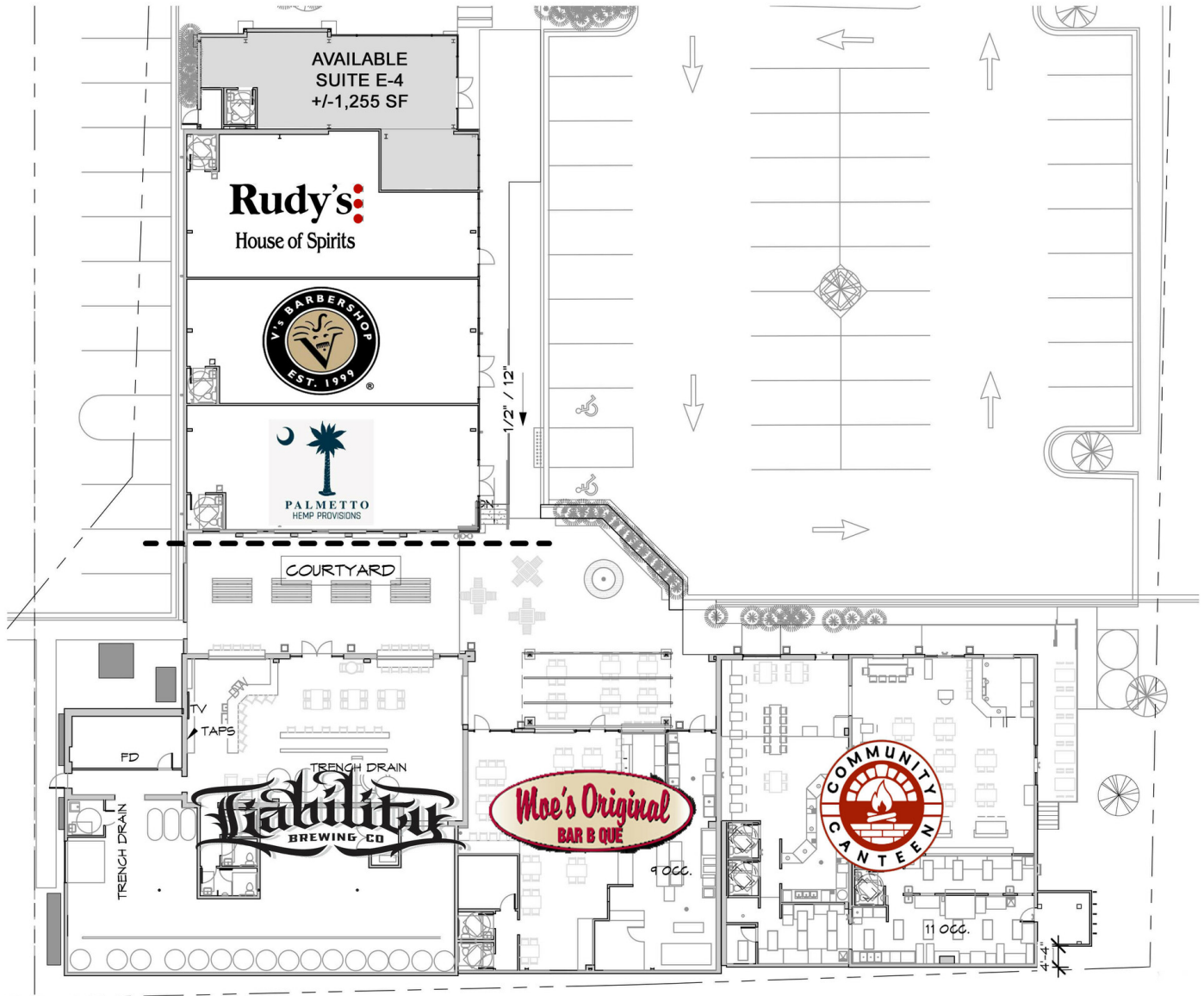


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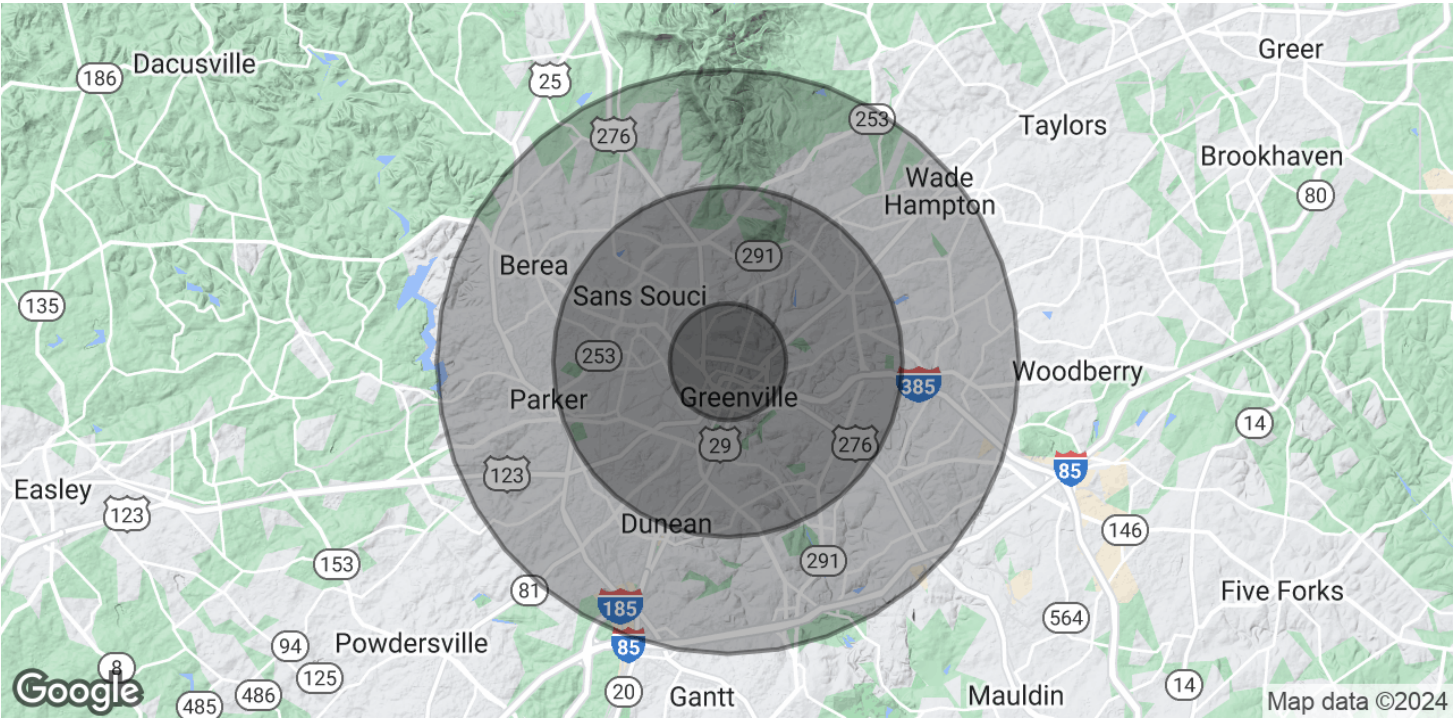


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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	11,489	83,161	171,595
Average Age	41	39	39
Average Age (Male)	40	37	38
Average Age (Female)	41	40	41

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	5,342	35,894	73,614
# of Persons per HH	2.2	2.3	2.3
Average HH Income	\$112,662	\$91,847	\$93,765
Average House Value	\$553,496	\$409,905	\$378,601

Demographics data derived from AlphaMap

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