

JUDSON MILL DISTRICT

Greenville, SC

PRESENTED BY REEDY RIVER RETAIL
at SVN PALMETTO





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OVERVIEW



Reedy River Retail at SVN Palmetto is pleased to present the leasing opportunity at Judson Mill District, a landmark adaptive-reuse redevelopment just minutes from downtown Greenville. Originally built as a historic textile mill, the campus has been reimagined into a vibrant mixed-use community featuring residential lofts, retail space, office, entertainment, and food-and-beverage destinations. Positioned along Easley Bridge Road with direct access to the West End, the Village of West Greenville, and major employment centers, the property benefits from strong visibility, connectivity, and built-in demand from surrounding neighborhoods.

Judson Mill features a growing tenant mix that includes BlocHaven Climbing Gym, Feed & Seed Co., The Foundry, and other curated operators who contribute to the campus' destination appeal. With over 200 onsite residential units and continued expansion of commercial offerings, the district provides an activated environment with consistent daytime and evening traffic.

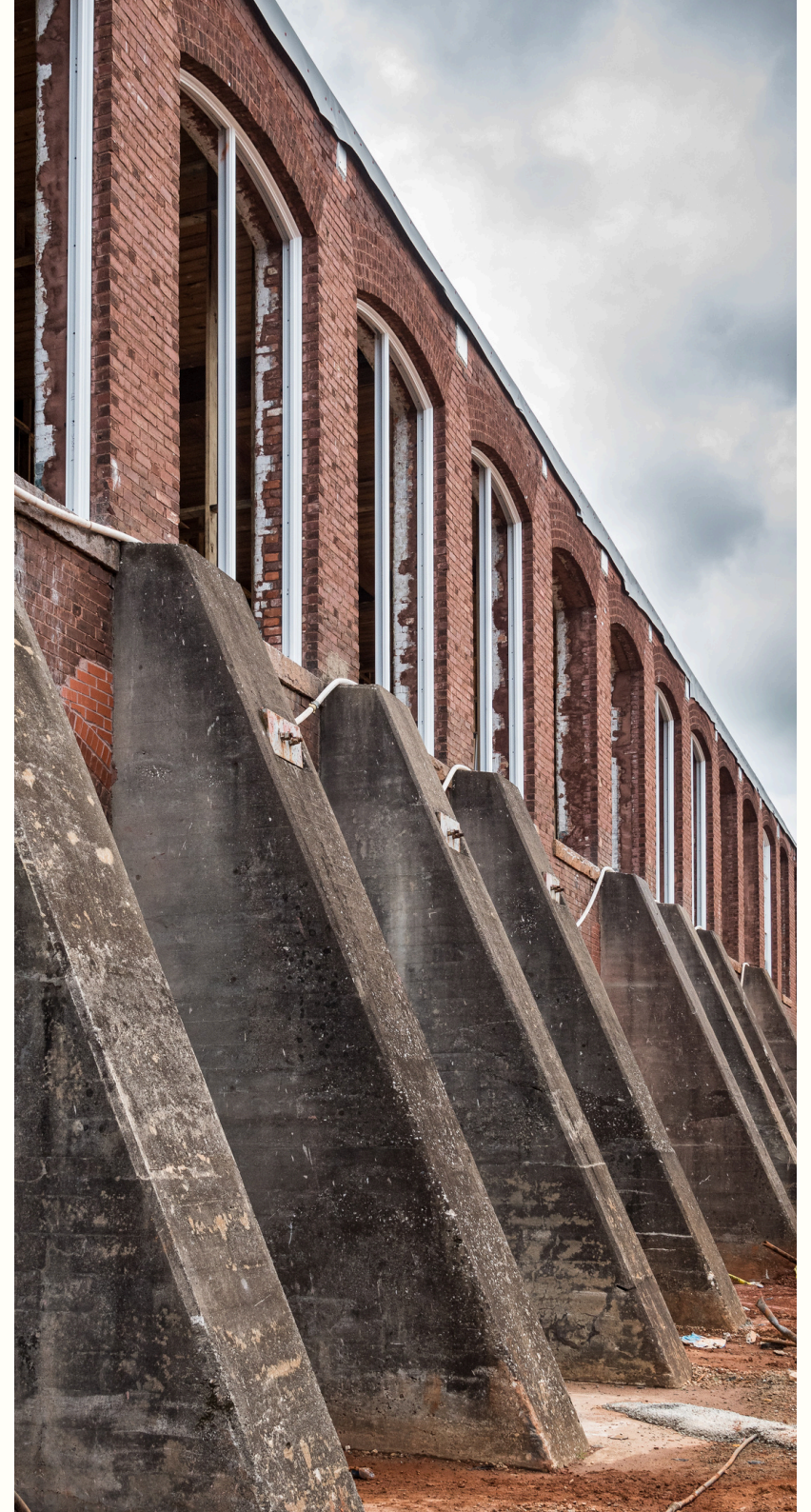
Approximately 58,000 square feet of space remains available, including finished office suites, a large second-generation restaurant and brewery space, and flexible shell space suitable for retail, creative office, or service users.

As Greenville continues to see significant demand for character-rich adaptive-reuse environments, Judson Mill District offers tenants the rare opportunity to establish a presence within one of the city's most distinctive and steadily maturing mixed-use projects.

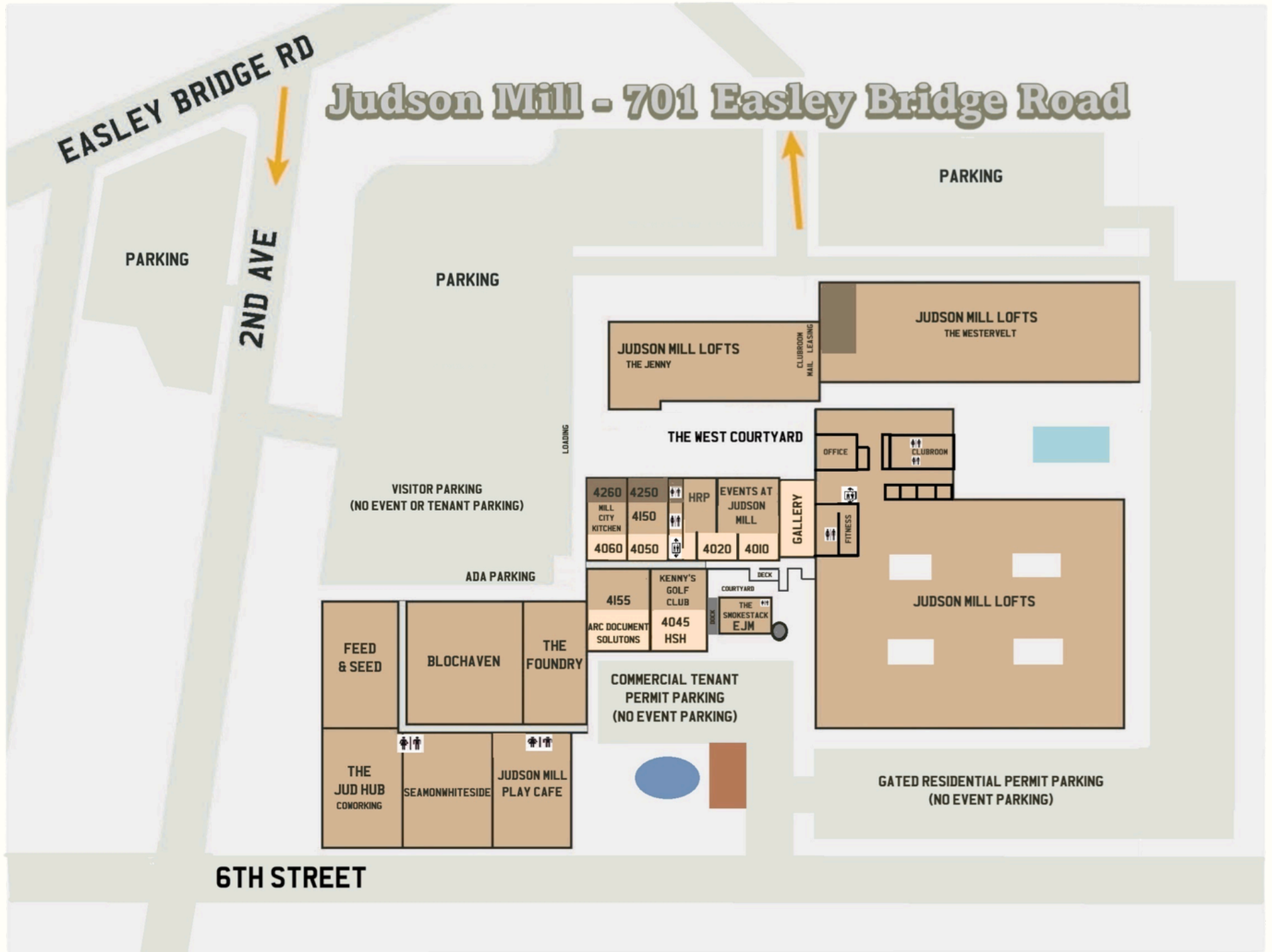


EXECUTIVE SUMMARY

ADDRESS	701 Easley Bridge Rd
AVAILABLE SQ. FT.	Floor 1: $\pm 4,010 - 4,830$ SF *subdividable Floor 2: $\pm 4,978 - 9,957$ SF Floor 0: $\pm 2,799 - 5,690$ SF *4 units available
BUILT /RENOVATED	1912/2020
PARKING	$\pm 1,700$ spaces
RESIDENTIAL UNITS	± 385 Total Units



CAMPUS MAP



RETAIL SPACE DETAILS

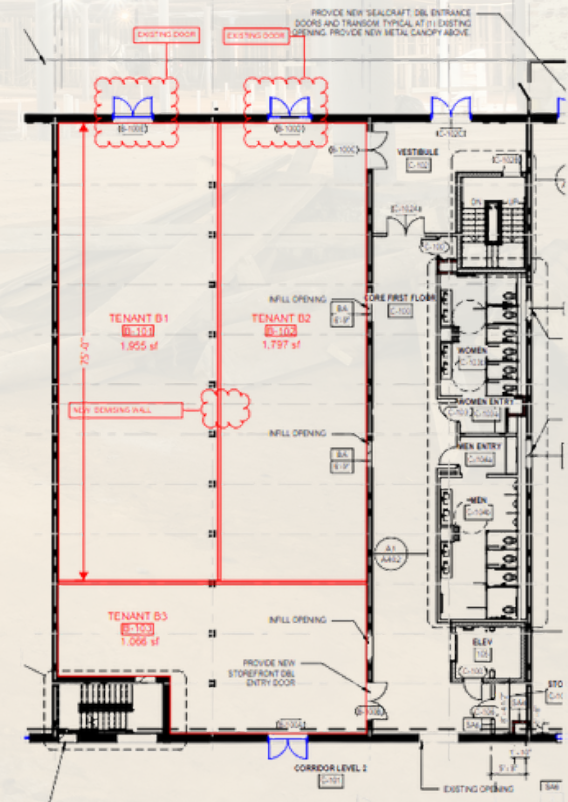
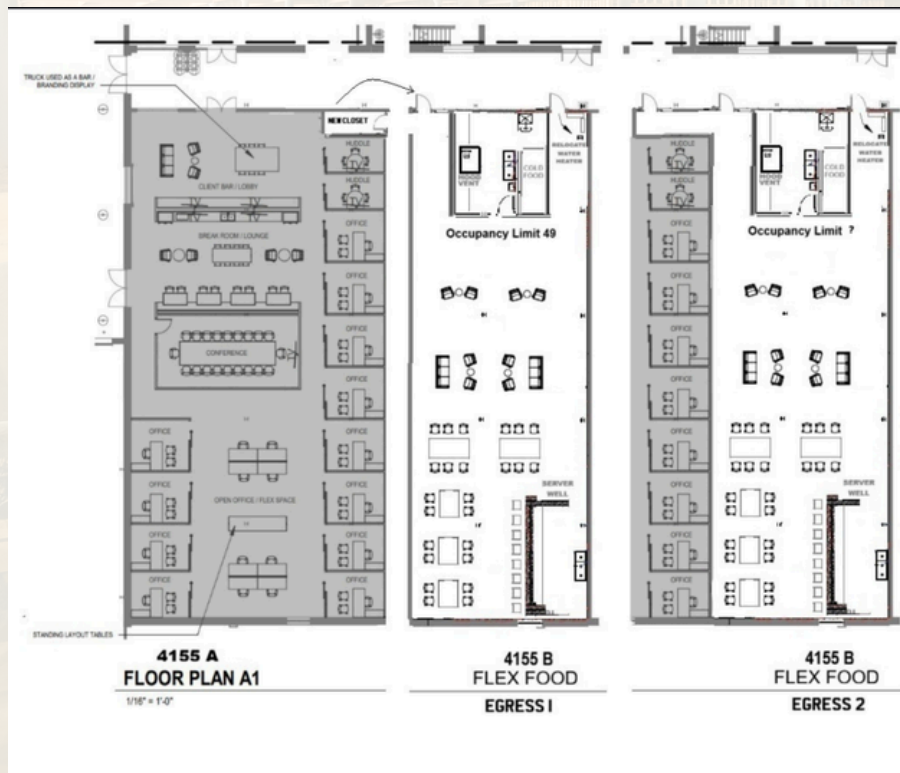
JUDSON MILL DISTRICT

**SPACE AVAILABLE
(1ST FLOOR)**

Suite 4155 B ±4,010 SF

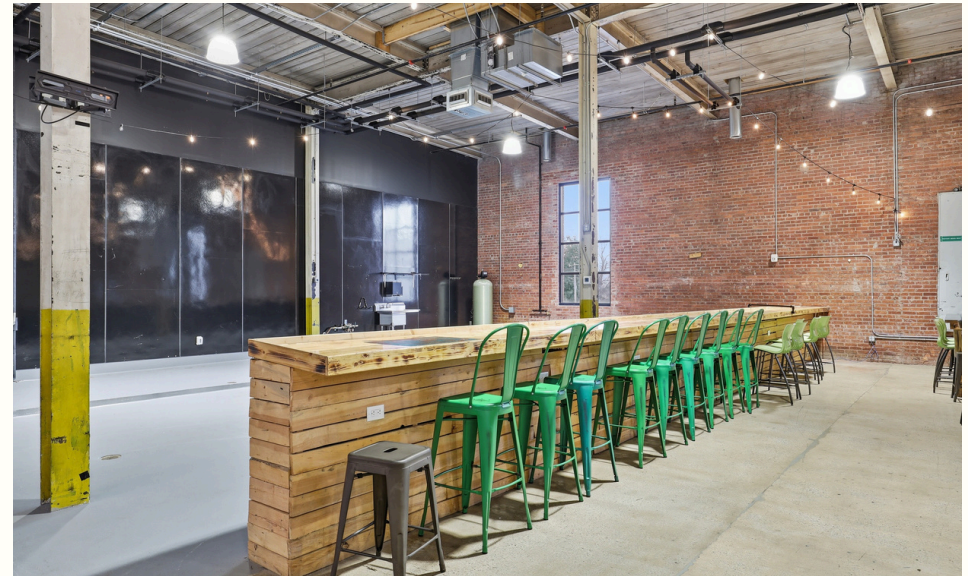
Suite 4150 ±4,830 SF*_{subdividable}

former brewery space,
demised
conditioned shell
space ready for upfit



RETAIL SPACE PHOTOS

JUDSON MILL DISTRICT



OFFICE SPACE DETAILS

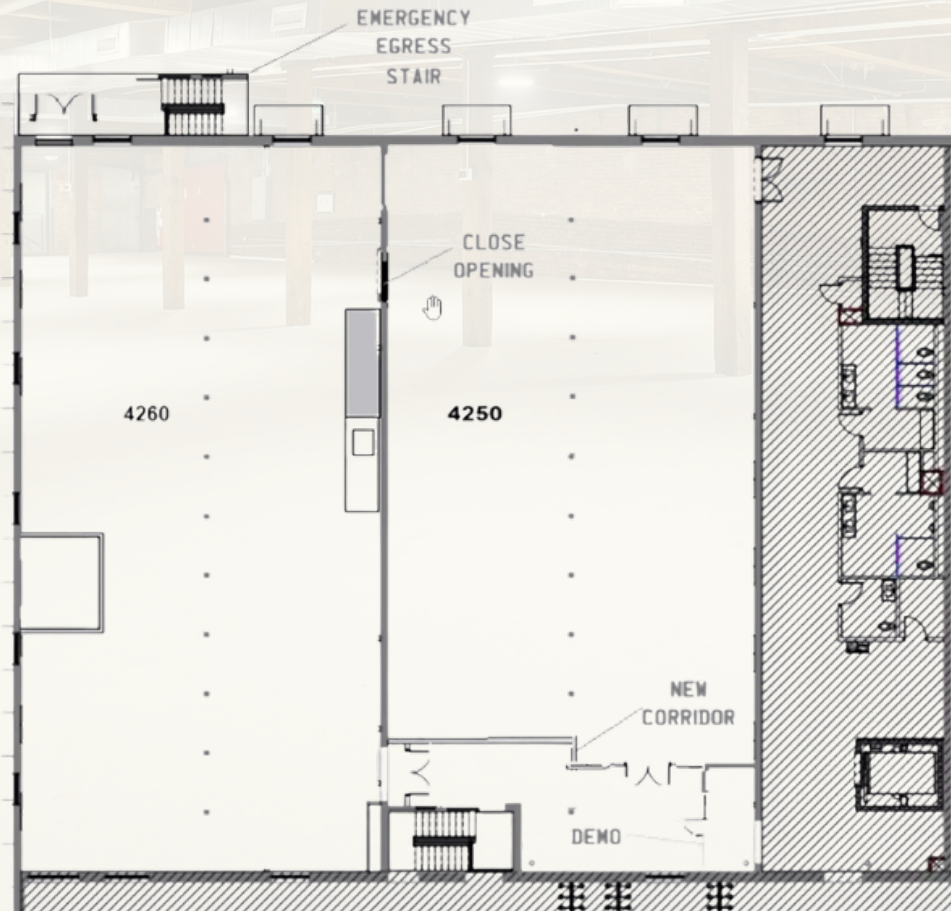
JUDSON MILL DISTRICT

SPACE AVAILABLE
(2ND FLOOR)

Suite 4250-
4260

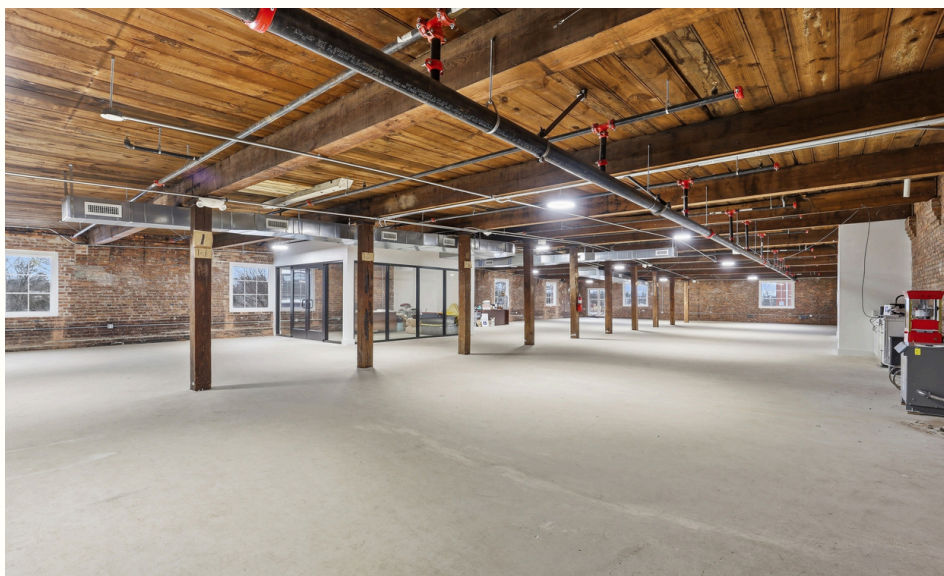
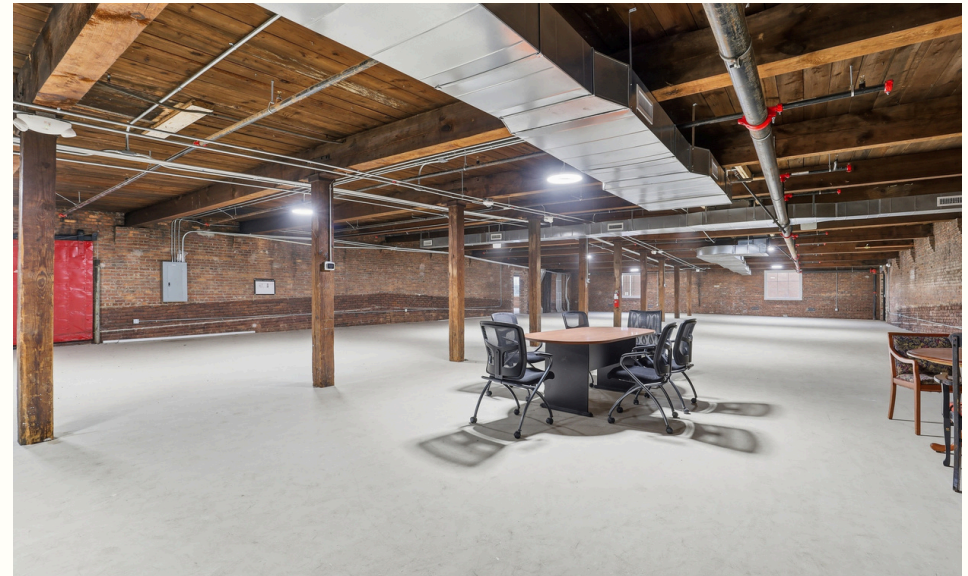
±4,978 SF-
9,957 SF

partially finished office
space, second floor
with elevator access



OFFICE SPACE PHOTOS

JUDSON MILL DISTRICT



RETAILER MAP

JUDSON MILL DISTRICT



WEST GREENVILLE

ONE OF THE CITY'S MOST DYNAMIC AND CREATIVE DISTRICTS — WHERE HISTORIC CHARACTER MEETS MODERN ENERGY

West Greenville, SC is one of the city's most dynamic and evolving districts, blending historic roots with a fresh wave of creativity and innovation. Once an industrial corridor, the area has transformed into a vibrant destination known for its thriving arts scene, local galleries, studios, and independently owned shops. Murals, live music, and community events bring constant energy to the neighborhood, creating an atmosphere that feels authentic, expressive, and connected.

The district is home to a growing collection of restaurants, creative workspaces, and community-focused businesses that attract both locals and visitors, making it a natural gathering place throughout the day and into the evening. Its walkable streets and repurposed buildings offer a distinctive sense of place that sets West Greenville apart from more traditional commercial

areas. Businesses here benefit from visibility, character, and a customer base that values originality and local culture.

With continued investment and momentum, West Greenville has emerged as a hotspot for entrepreneurs, artists, and brands looking to align with a community-forward identity. The area's strong sense of pride, creativity, and collaboration makes it an ideal backdrop for entertainment, advertising, and storytelling—where experiences feel genuine and ideas have room to grow.



MEET OUR TEAM



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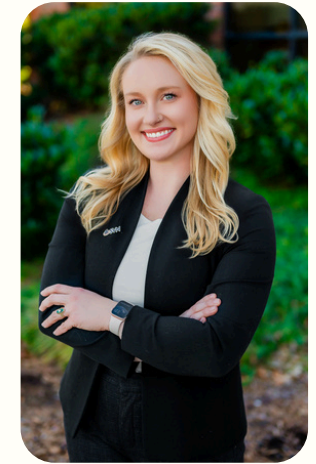
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