

112 Lavinia Avenue

Greenville, South Carolina 29601 | Stone Avenue and East North Street Corridor



PROPERTY OVERVIEW

112 Lavinia Avenue is a renovated two story office building one block off North Church Street, minutes from downtown Greenville and the North Main and Stone Avenue business district. The space keeps the character of the original structure, with refinished hardwood floors, a fireplace with built in shelving, French doors between the front rooms, a bright sunroom and a wraparound covered porch.

The layout suits a law firm, design studio, accounting practice, insurance agency or any user that wants private offices and a front door of its own rather than a suite in a mid rise. Parking is on site behind the building with additional on street parking along Lavinia Avenue.

PROPERTY HIGHLIGHTS

- Renovated throughout with refinished hardwood floors on the main level
- Wraparound covered porch of 256 SF plus an enclosed sunroom
- Fireplaces, built in bookcases and original millwork
- Full kitchen and half bath on the main level
- Private offices with excellent natural light
- On site parking behind the building, ten surface spaces
- Zoned OD, Office District, professional office use
- Walkable to Stone Avenue and North Main, minutes to Interstate 385

PROPERTY FACTS

Available Space	±2,743 SF, entire building
First Floor	±1,542 SF
Second Floor	±1,201 SF
Covered Porch	±256 SF
Stories	Two
Lot Size	0.27 AC, 11,848 SF
Zoning	OD, Office District
Year Built	1955 per public record
Parking	10 surface spaces

LEASE TERMS

Lease Rate	\$1,950 per Month
Lease Type	NNN, plus proportionate share of operating expenses, reconciled annually to actual cost
Escalations	3 percent annually
Term	Negotiable
Upfit	Tenant responsible
Availability	Immediate

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Carolina Moves Commercial

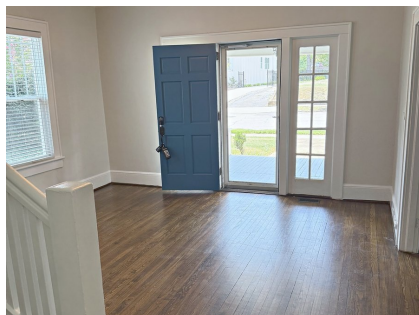
455 Congaree Road
Greenville, SC 29615

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INTERIOR AND SITE



Wraparound covered porch



Entry and foyer



Fireplace with built in shelving



French doors between front rooms



Private office



Sunroom



Kitchen



Second floor office



On site parking behind the building

LOCATION

The property sits in the Stone Avenue and East North Street corridor just north of downtown Greenville, a pocket that has drawn small professional offices, restaurants and retail as North Main has grown. Access to Interstate 385 and East North Street is immediate.

Interstate 385 at East North Street	56,394 VPD
East North Street	44,314 VPD
Greenville Amtrak Station	1.9 miles
Greenville Spartanburg International Airport	13.5 miles

DEMOGRAPHICS

One Mile Radius

Population	12,319
Households	6,072
Median household income	\$79,210
Daytime employees	26,498
Population growth 2025 to 2030	10.24%

Three Mile Radius

Population	88,820
Daytime employees	72,769

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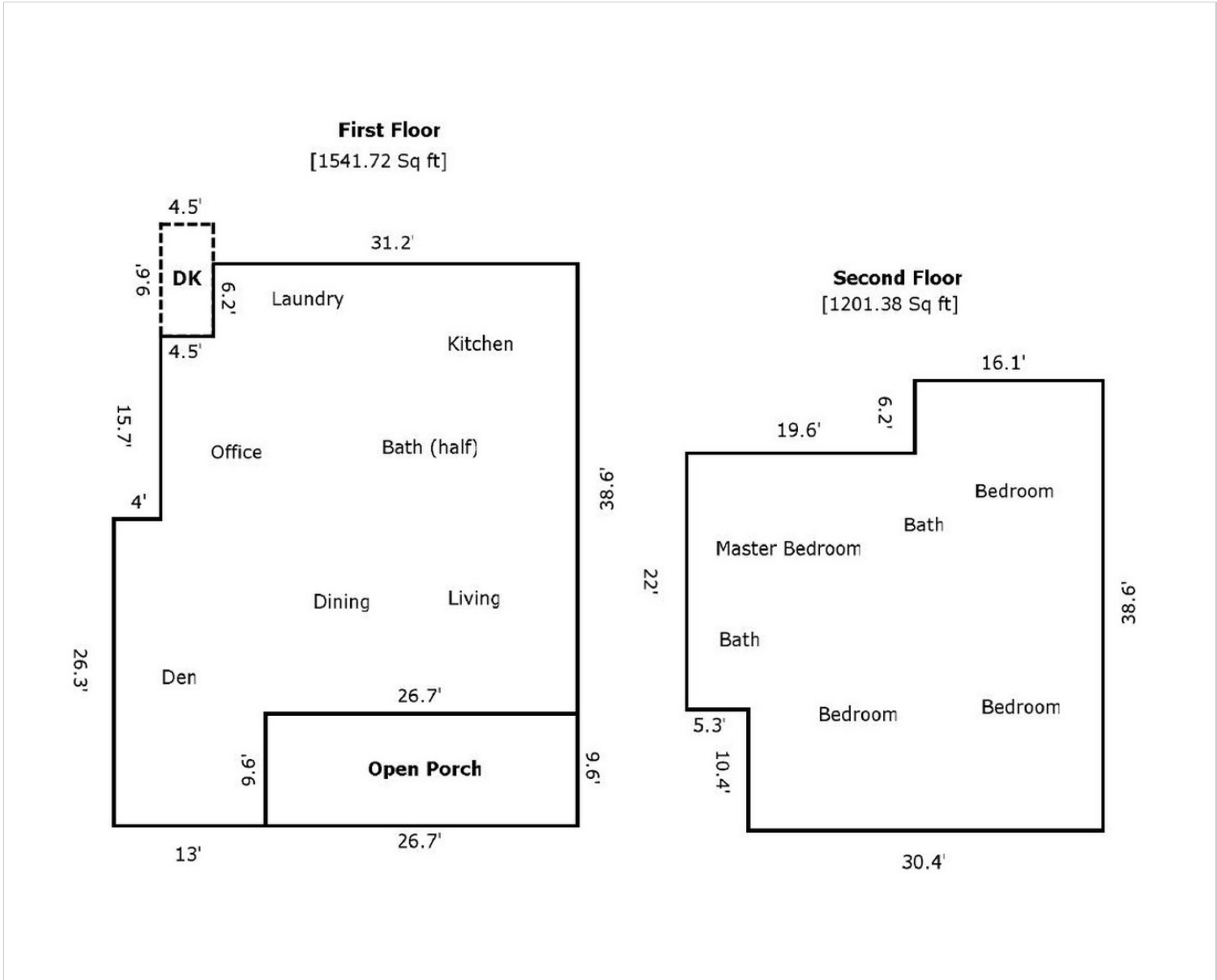
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FLOOR PLAN AND AREA



Measured building sketch with exterior dimensions. Room labels reflect the original residential floor plan.

LAYOUT

The first floor holds the entry and stair hall, two front rooms joined by French doors, a dining room, the sunroom, a full kitchen, a laundry room and a half bath. The second floor holds four rooms and two full baths, all of which work as private offices or conference space.

The building is 38.6 feet deep with a 31.2 foot front elevation, and the covered porch runs 26.7 feet across the front. Dimensions and area figures are taken from a measured appraisal sketch and are approximate.

AREA SUMMARY

First floor	1,542 SF
Second floor	1,201 SF
Total	2,743 SF
Covered porch	256 SF
Rear deck	43 SF

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