



220 E Coffee

2ND GENERATION CLASS A RESTAURANT

1444 SQ FT DOWNTOWN CBD RETAIL
GREENVILLE, SC
NOW AVAILABLE FOR LEASE
\$40 Sq Ft (NNN)



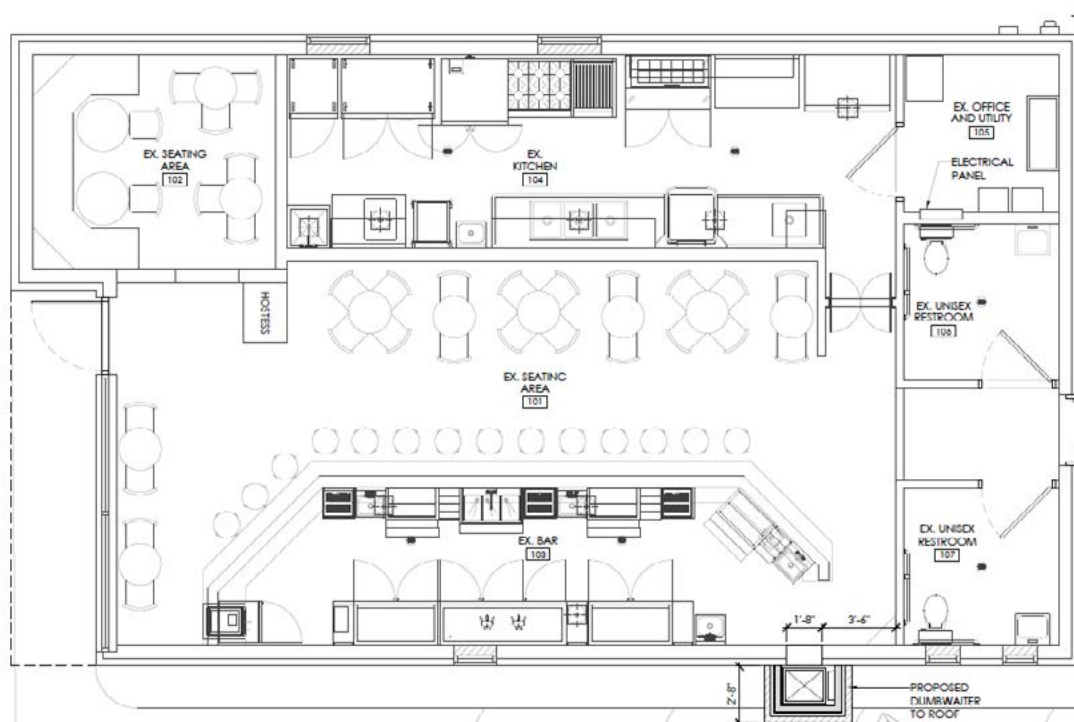
Presented by Joe Hindman

ABOUT THE PROPERTY

220 E Coffee Street, currently occupied by Swordfish Cocktail Club, presents an exceptional turn-key hospitality space in the heart of downtown Greenville's vibrant Main Street district. This street-level footprint benefits from high pedestrian visibility, direct sidewalk access, on-site & street parking, and immediate adjacency to the city's principal dining, retail and entertainment corridors, delivering consistent evening and weekend foot traffic that is ideal for bars, restaurants, boutique hospitality concepts or experiential retail.

The improved build-out features an intimate, well-appointed interior with a dedicated service bar, full kitchen with commercial hood, climate control, professional-grade plumbing and electrical systems sized for hospitality operations, and a curbside door for efficient vendor deliveries and waste management. The location is walkable to public parking garages, hotels and Main Street attractions, enhancing staff recruitment and guest accessibility.





CURRENT FLOORPLAN

ZONING & DEVELOPMENT

MX-D Zoning (Mixed Use Development)

Downtown Design Overlay District

Entertainment Overlay District

OPERATIONAL BENEFITS

The thoughtfully designed interior features climate control, professional-grade plumbing and electrical systems sized for hospitality operations, and convenient curbside access for deliveries and waste management. The current operator provides built-in goodwill and established clientele flow, offering flexible transition options for new tenants.

IDEAL APPLICATIONS

Restaurants, bars, boutique hospitality concepts, or experiential retail establishments seeking a premium downtown location with turn-key operations capability.



ABOUT THE SPACE

CUSTOM BAR

This expertly designed, custom bar includes hidden storage for additional liquor or wine inventory, built-in lighting, built-in sinks, and a hand-polished copper bar top.

BUILT-IN SEATING

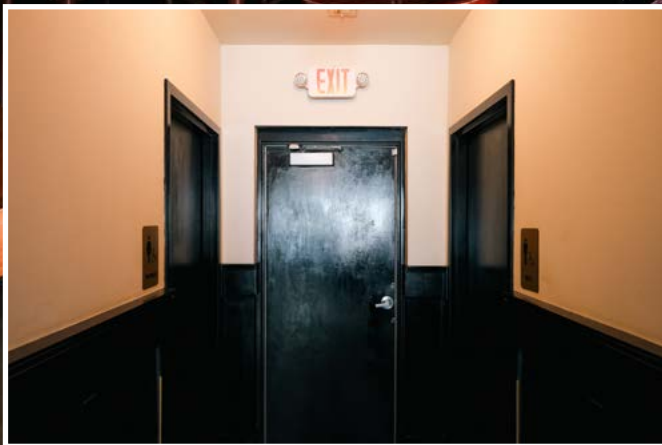
Each booth includes genuine leather cushions, hidden drawers for storage, and smartly concealed wiring for accent lighting.

EFFICIENT KITCHEN

The kitchen offers 260 square feet of efficient space with a full commercial hood, sink stations, and shelving.

**All plumbed equipment such as sinks, hot water heaters, countertop beer tap system, and vent hood convey with leased property.*





FF&E AVAILABLE AS SEPARATE PROPERTY SALE (PRICE UPON REQUEST)

FURNITURE

All detached furnishings including bar stools, tables, chairs, artwork, and decor.

TECH SYSTEMS

All point of sale, security, and AV systems.

BAR & KITCHEN EQUIPMENT

All detached service and food prep equipment including range and ice maker.

SMALL WARES

All dishware, service ware, flat ware, linens, trays, etc.

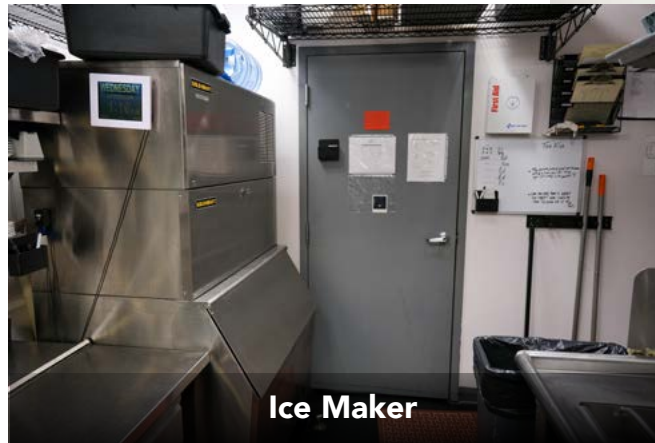
ITEMIZED LIST UPON REQUEST

**Items not for sale include office computer, espresso machine, dishwasher, and liquor inventory.*





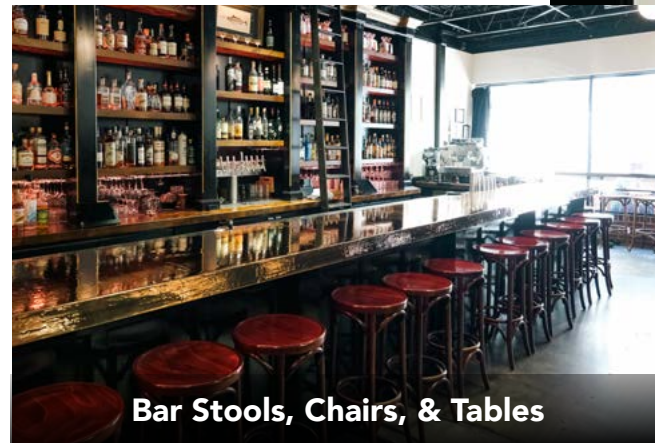
Pots, Pans, & Utensils



Ice Maker



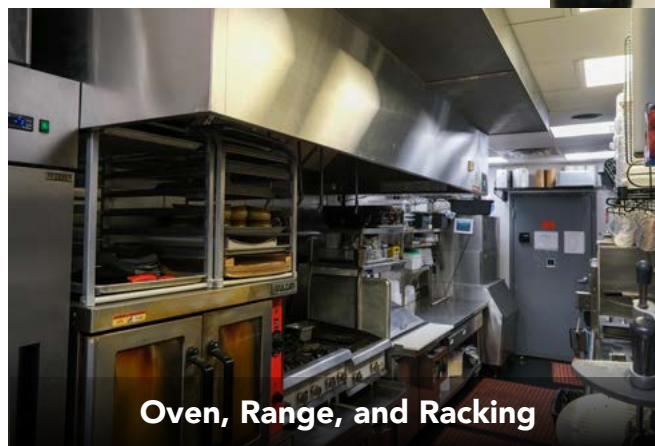
Prep Tables & Counterop Appliances



Bar Stools, Chairs, & Tables



Refrigeration & Storage



Oven, Range, and Racking

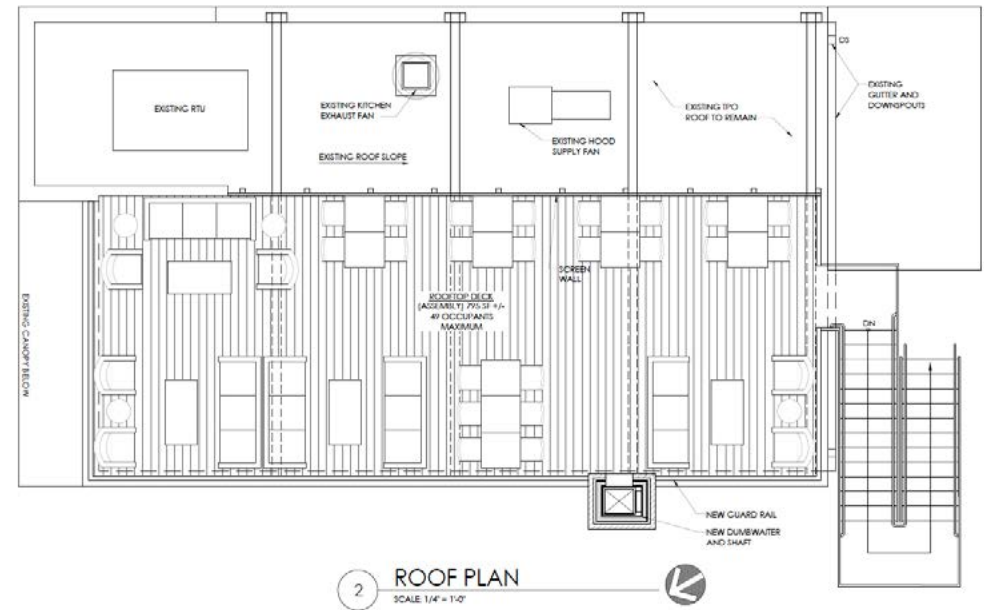


**An itemized list will be available for serious inquiries. Leased equipment not for sale.*

ROOFTOP EXPANSION CONCEPT



The landlord commissioned Narramore & Associates, licensed architects, to develop a conceptual rooftop bar program as a turnkey expansion option for the incoming tenant. Included are floor plans and elevation renderings that illustrate a thoughtfully engineered rooftop layout, circulation, service access, and street-facing activation designed to maximize skyline views and evening revenue. The concept integrates code-conscious design, new walk-in refrigeration, mechanical and egress considerations, and flexible seating configurations to support intimate food service or higher-capacity events, accelerating permitting and build-out timelines for an operator seeking to elevate guest experience and capture additional night-time demand.





CONTACT US

Listing Agent

Joe Hindman

Joe@StoneProp.com

864.671.1901

Stone Property Management LLC
Broker in Charge, Jessica Weathers