

# Prime redevelopment opportunity on Stone Avenue



**±9,609 SF OFFICE BUILDING ON ±0.52 ACRES**  
217 East Stone Avenue | Greenville, SC

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**AVISON  
YOUNG**

# Property overview

Position yourself at the center of Greenville's growth with this premier half-acre development site on East Stone Avenue. Located along one of the city's most active and evolving corridors, the property benefits from strong visibility, convenient access to I-385, and close proximity to downtown Greenville. Surrounded by a wave of new residential and commercial development, the site is well suited for a range of uses including retail, office, or mixed-use. This opportunity offers investors and developers a chance to create a standout project in a rapidly expanding submarket.

## Highlights

- Excellent location with flat topography on heavily traveled Stone Avenue corridor
- Convenient access to I-385, Wade Hampton Boulevard, East North Street, Laurens Road, and downtown Greenville
- Immediate vicinity along Stone Avenue is being redeveloped in all directions
- ±9,609 sf of hard-walled offices
- 41 parking spaces
- Masonry construction

## Property information

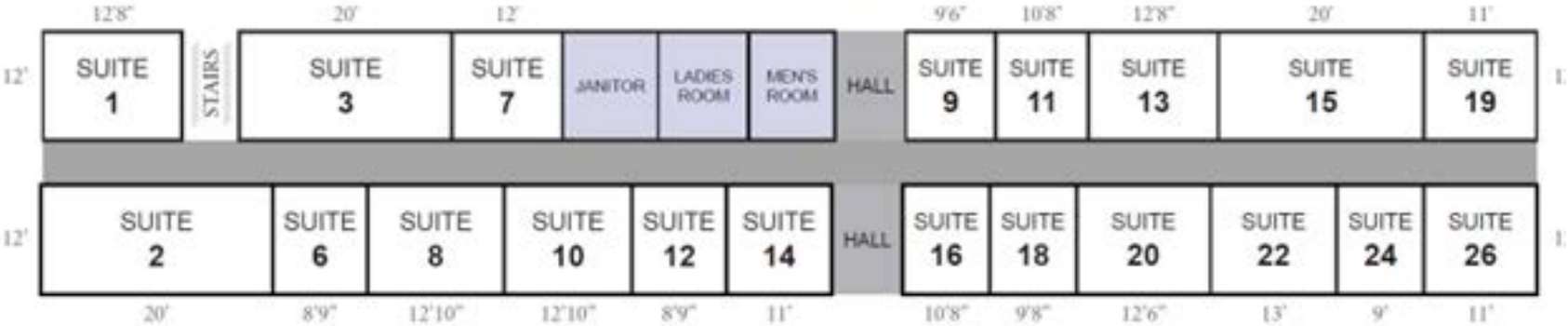
<b>Address</b>	217 East Stone Avenue, Greenville, SC 29609
<b>Municipality</b>	Greenville
<b>County</b>	Greenville
<b>Zoning</b>	MX-2
<b>Building size</b>	±9,609 sf
<b>Lot size</b>	0.52 acres

**SALE PRICE \$1,650,000**

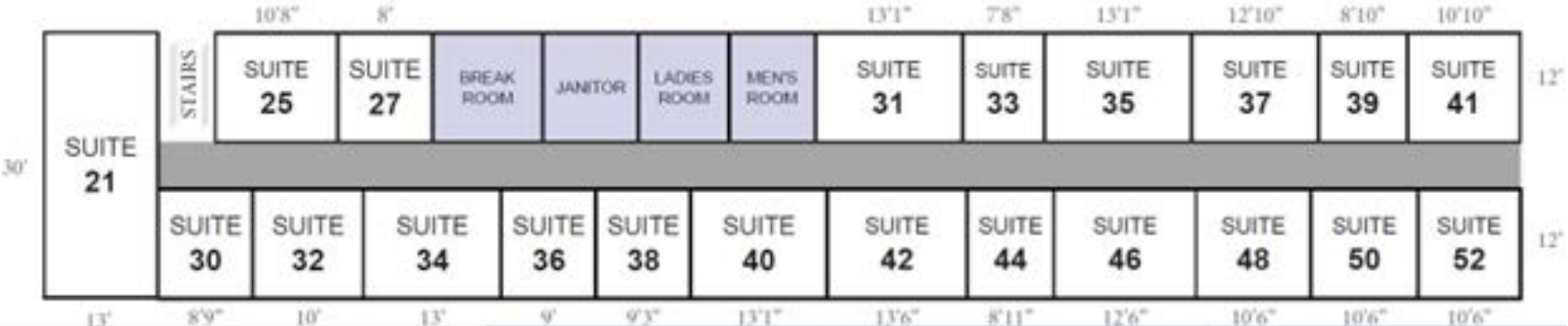


# Floor plans

## First floor



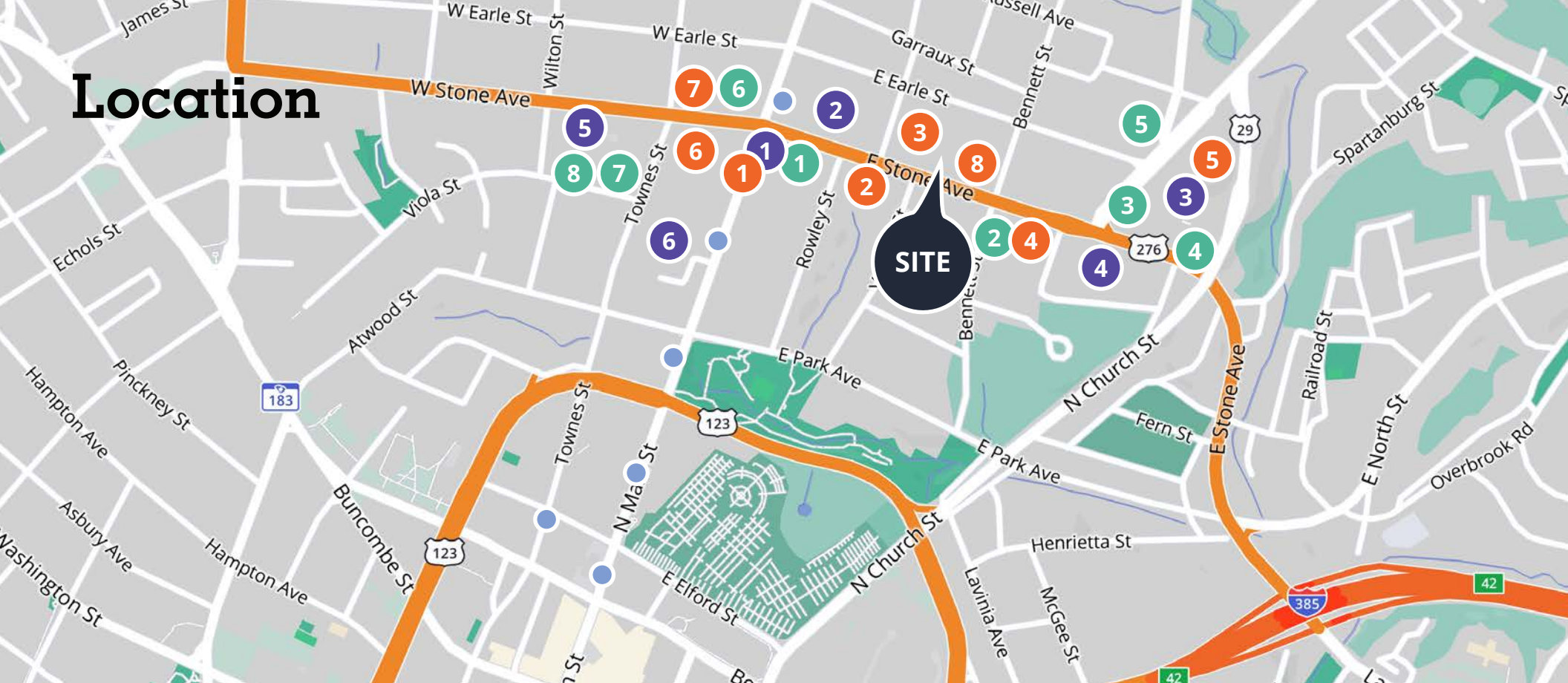
## Second floor



# Photos



# Location



## Apartments/townhomes

1	Main+Stone 292 units
2	Norden on Stone 18 units
3	Northpointe 284 units
4	Church & Stone Townhomes
5	One21 17 units
6	Noma City Terrace 25 units



## Restaurants/bars

1	Ji-Rōz
2	Universal Joint
3	The BlueFin
4	Barberitos
5	D'Allesandro's Pizza
6	The Bohemian Café
7	Moe's Original BBQ
8	Liability Brewing



## Retail/entertainment

1	Drift Float Spa
2	Bones & Honey Salon
3	Escape Artist
4	Stone Pin Company
5	Harris Teeter
6	The Bombshell Lounge
7	Horizon Records
8	5/3rds Bank



Trolley/bus stops



**86**

**WALK SCORE®**



**71**

**BIKE SCORE®**



# Let's talk.

## Get more information

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