

FOR SALE OR LEASE
HIGH-VISIBILITY
CORNER OPPORTUNITY



1714 EASLEY BRIDGE ROAD
GREENVILLE, SC 29611

AMBERLEIA GLOVER
864.360.2808

All information deemed reliable, but not guaranteed.

KDS 
CAINE
COMMERCIAL REAL ESTATE



AVAILABLE SPACE

Address:	1714 Easley Bridge Road Greenville, SC 29611
Sales Price:	\$510,000
Lease Rate:	\$13/SF NNN
Parking:	10 Designated Parking Spaces
Zoning:	C2
Total Building SF:	±4,690
Leasable SF:	±3,294
Tax Map Number:	0229000401600

PROPERTY HIGHLIGHTS

- Busy intersection (27,500 VPD Easley Bridge Road / 16,600 VPD W. Washington Street) with excellent visibility and corner presence
- Approximately 6 minutes to Downtown Greenville and 1 mile from Judson Mill redevelopment
- Road frontage: approx. 90ft on Easley Bridge Road and + 112ft on S. Washington Street
- Second-level loft area already exists, with upside to expand/finish additional area (approx. 1,400 SF)
- Major updates within the last 5 years, including advanced security system install



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PROPERTY PHOTOS

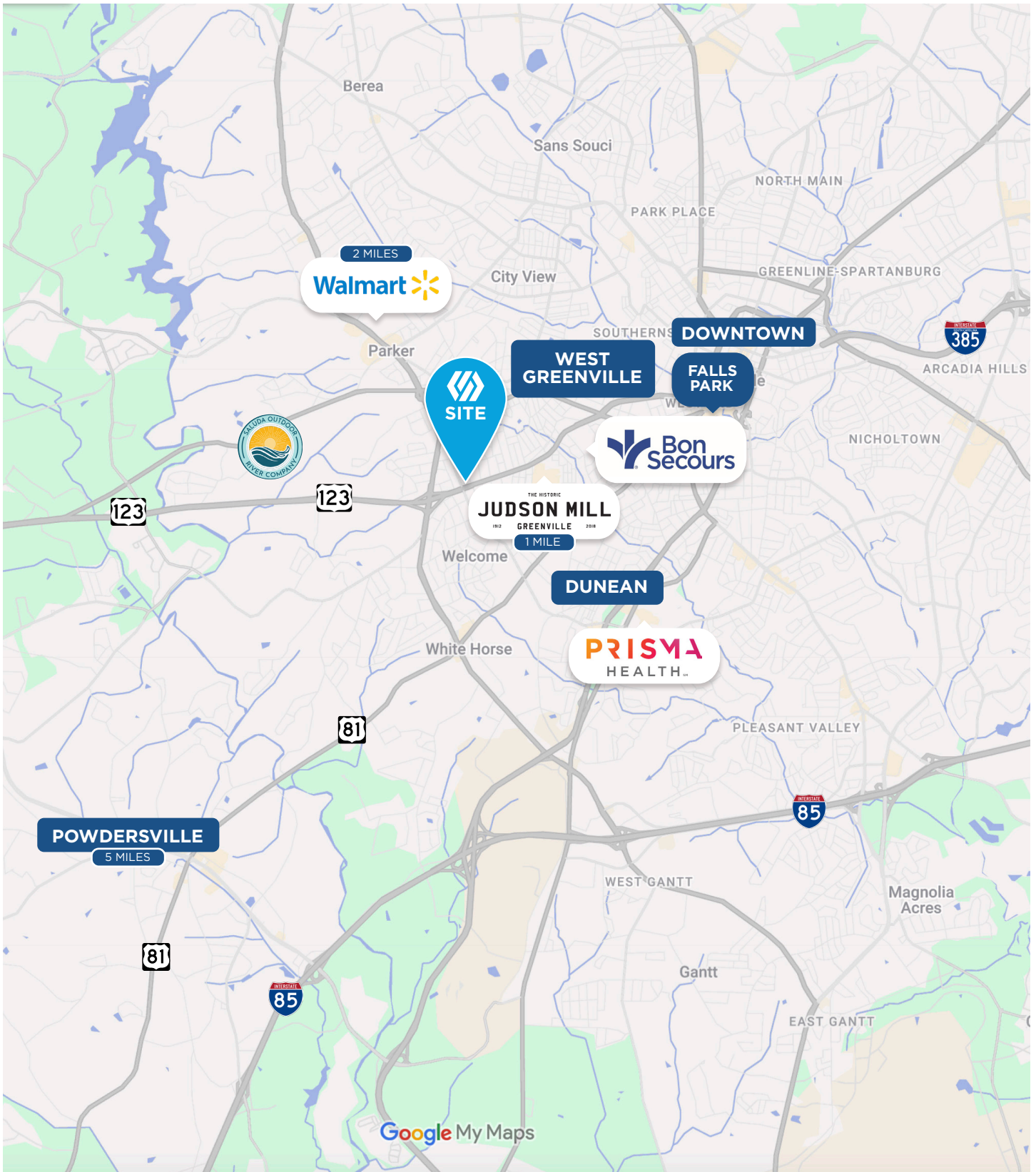


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WHY GREENVILLE?

IT ALL STARTS DOWNTOWN

The revitalization of downtown Greenville has turned the business district into one of the most livable, vibrant communities in the city - and it's only getting better. Intensely planned urban-style development has created a widespread variety of restaurants, nightspots, parks, plazas, and urban residences that leave those who live here with an endless list of activities and entertainment. Residents and visitors enjoy 122 acres of parks, walking and biking trails.

A true gem within the downtown area is Falls Park on the Reedy River, which has been recognized by TripAdvisor as one of the "Top 10 Parks in America." Encompassing 32 acres, this park is an oasis, seamlessly bridging the gap between modern downtown and the historic West End. Residents benefit from its well-connected pedestrian paths and greenways, offering easy access to the Prisma Health Swamp Rabbit Trail System and Unity Park.

TRUST THE EXPERTS

#3 Friendliest City

Southern Living

#4 Best Places to Live in the United States

U.S. News and World Report

The Coolest Small Cities in the U.S.

Thrillist Travel

Best Places for Young Professionals in South Carolina

Niche.com

Best Small Towns in America: Best for Good Eats

Men's Journal

Top 10 America's Next Great Food Cities

Food & Wine



LOCATION, LOCATION, LOCATION

1.6 Million People
10 Upstate SC Counties

More Than 575
International Companies

#3 GDP Worldwide
At \$6.0T, the Southeast United State GDP Ranks #3 in the World.¹

160 New Locations
More than 160 companies have announced new locations in the Upstate over the last 5 years.



A CRITICAL MANUFACTURING HUB



SOUTH CAROLINA IS OPEN FOR BUSINESS

#1

State for Manufacturing in 2022
Site Selection Group

#2

State for Doing Business
Area Development

#1

Fastest Growing State
in the U.S.

Data & Information Provided by Upstate Alliance
¹ Southeast defined as 12 states including: Alabama, Arkansas, Florida, Georgia, Kentucky, Louisiana, Mississippi, North Carolina, South Carolina, Tennessee, & West Virginia



REAL RELATIONSHIPS, NOT JUST REAL ESTATE

VERDAE OFFICE

340 Rocky Slope Road
Suite 302
Greenville, SC 29607

DOWNTOWN OFFICE

117 Williams Street
Greenville, SC 29601

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Information contained herein has been obtained from sources deemed reliable, but we cannot guarantee it.
All property information is subject to change or withdrawal without notice.