

# Retail space for lease on busy Stone Avenue



644 NORTH MAIN STREET | GREENVILLE, SC

2ND GEN RESTAURANT AVAILABLE

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**AVISON  
YOUNG**

# Executive summary

Boasting high foot traffic and a dynamic mix of local businesses, residents, and tourists, this prime spot provides maximum visibility and exposure for your business. This turn-key space offers an unparalleled opportunity to establish your presence in one of the region's most coveted retail trade areas.

|                 |                                               |
|-----------------|-----------------------------------------------|
| Address         | 644 North Main Street<br>Greenville, SC 29601 |
| Class           | A                                             |
| Building size   | 21,191 sf                                     |
| Year built      | 2017                                          |
| Municipality    | Greenville                                    |
| Traffic count   | ±30,000 VPD                                   |
| On-site parking | surface and garage                            |



THE BLACK SHEEP



GREENVILLE  
DENTAL STUDIO



RE  
VISION

BONES & HONEY  
SALON



drift  
FLOAT & SPA



## AVAILABILITY

| Suite Number             | Size     | Rate             | Type           |
|--------------------------|----------|------------------|----------------|
| 100 (2nd Gen Restaurant) | 2,563 sf | Call for pricing | Modified gross |
| 101                      | 2,092 sf | Call for pricing | Modified gross |

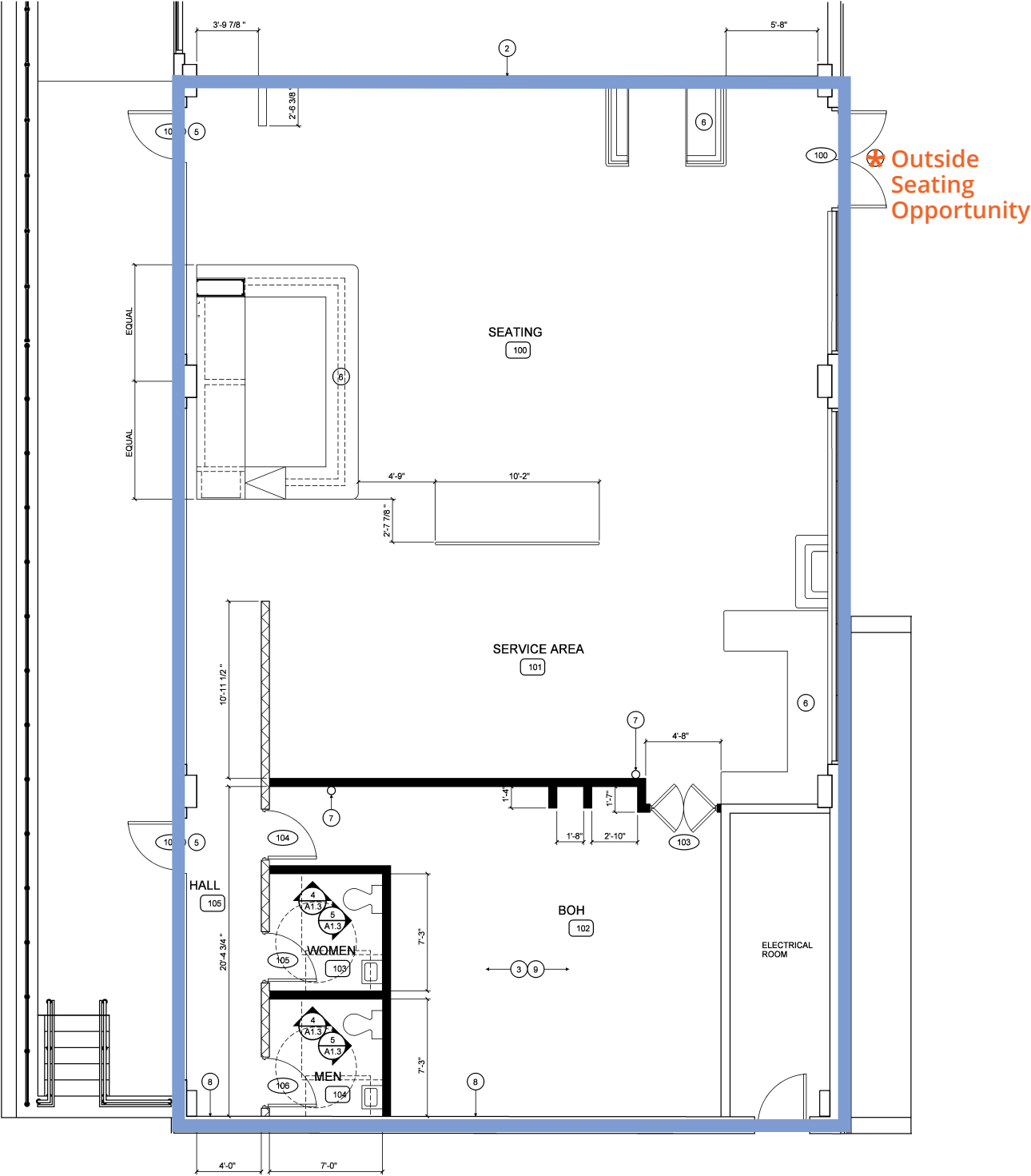
## HIGHLIGHTS

- **End-cap space** with patio and **Restaurant** with patio opportunities available
- Development located near the **four-way lighted intersection** of North Main Street and Stone Avenue
- Garage and surface parking available for employees and patrons
- Multiple points of access from North Main Street and East Stone Avenue
- Within walking/biking distance to downtown Greenville
- Supported by **great demographics** and a built-in customer base of 250 on-site luxury apartments
- Superior location on heavily-traveled Stone Avenue corridor with **±30,000 VPD**
- Situated in the heart of Greenville's historic East Park and North Main neighborhoods
- **Convenient access** to I-385, Wade Hampton Boulevard, East North Street, Laurens Road, and downtown Greenville



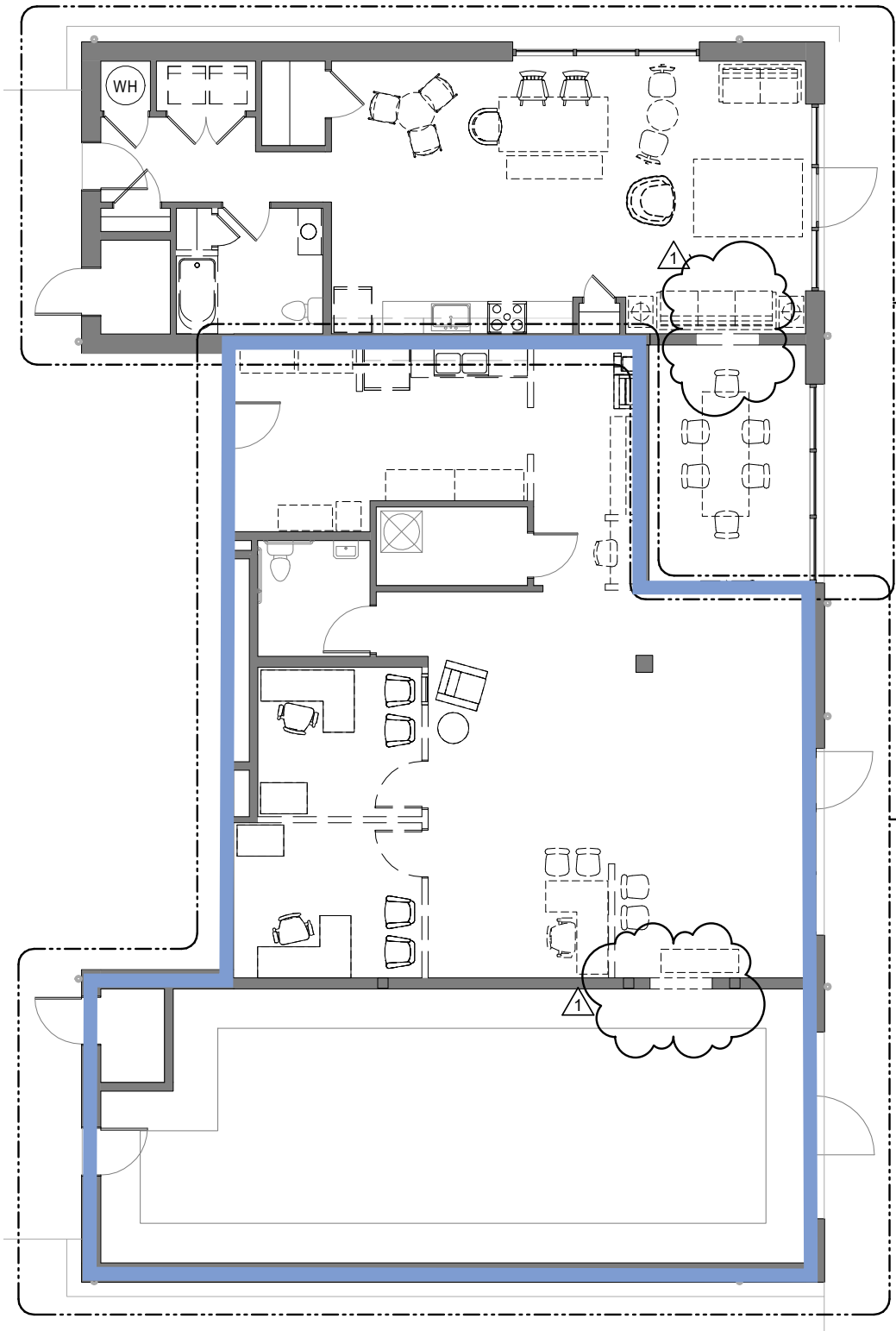
# Floorplan

SUITE 100 - 2ND GEN RESTAURANT



# Floorplan

SUITE 101



# Photos



# Location overview

Beyond the immediate customer base, 644 North Main Street offers excellent visibility and convenience. The surrounding area is experiencing ongoing development, with new residential units and office spaces popping up. This influx of residents and professionals will solidify your location as a destination spot, primed for long-term success.



## Apartments/townhomes

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



## Restaurants/bars

|   |                      |
|---|----------------------|
| 1 | Black Sheep          |
| 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



## WALK SCORE®

86

**Very walkable**  
Most errands can be accomplished on foot.



## BIKE SCORE®

71

**Very bikeable**  
Biking is convenient for most trips.

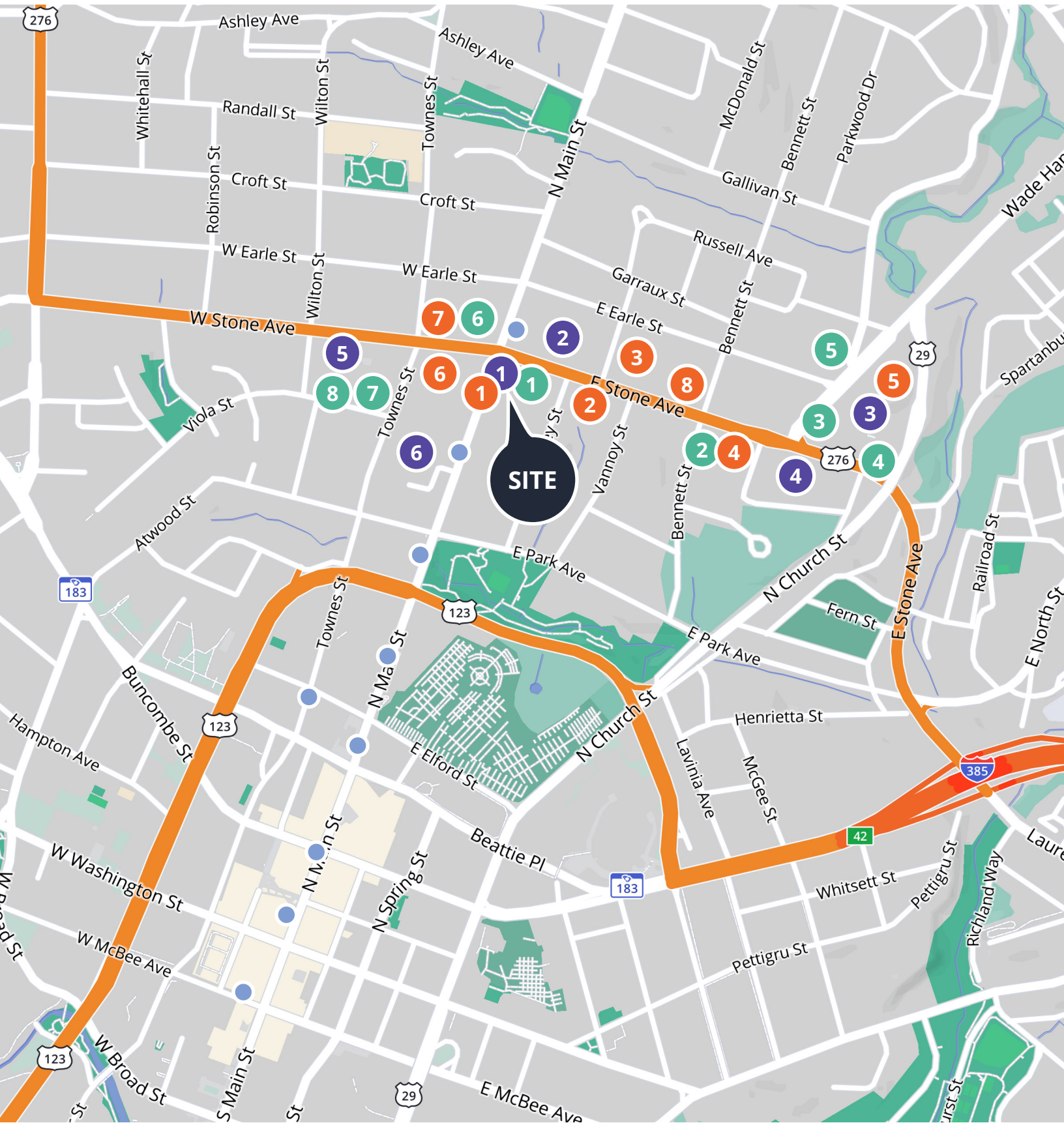


## TRANSIT SCORE®

25

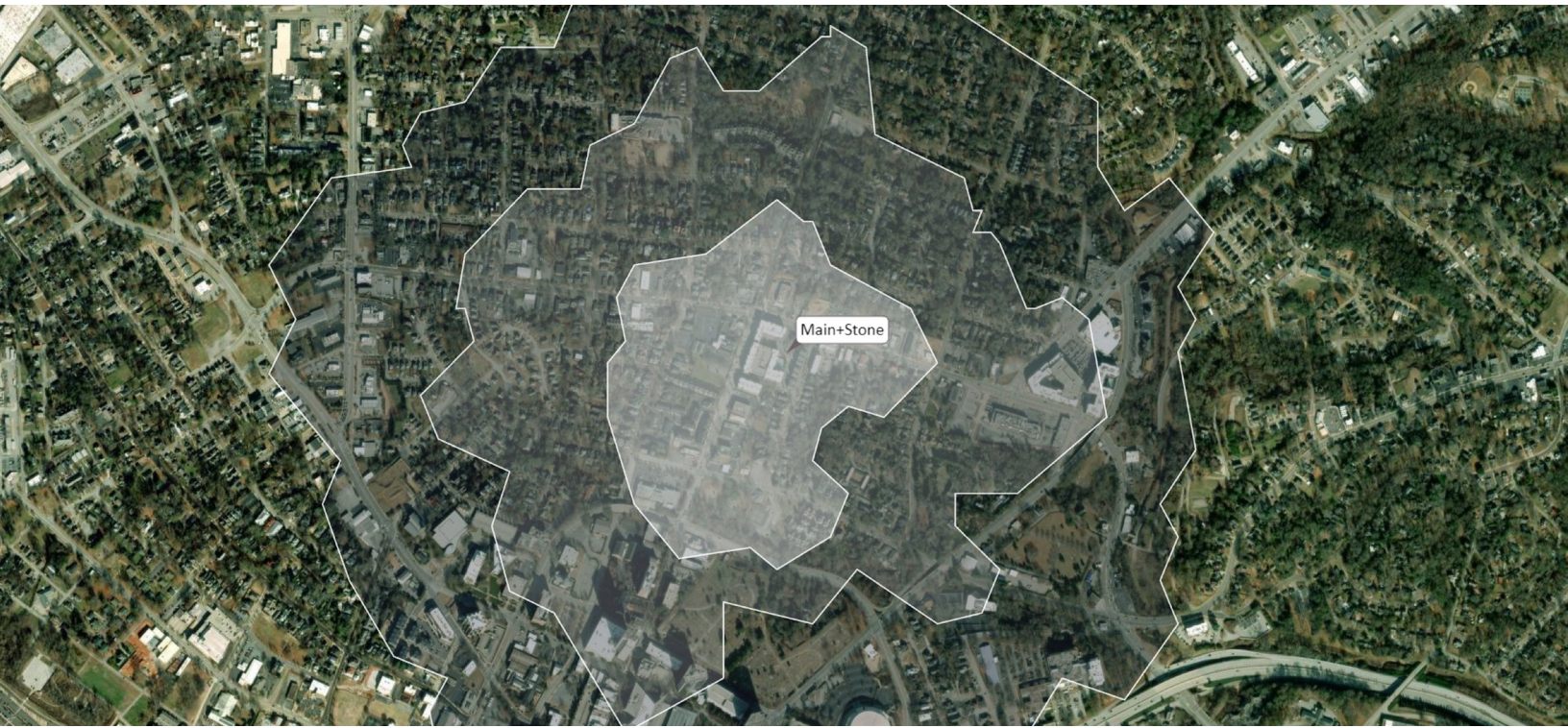
**Some transit**  
A few nearby public transportation options.

# Map



# Demographics within 15-minute walk

644 North Main Street offers a compelling location for your retail business. Situated in the heart of the eclectic North Main scene, you'll benefit from high foot traffic and a vibrant atmosphere. This area is known for its concentration of independent shops, restaurants, and bars, attracting a young, professional demographic with disposable income. Additionally, the close proximity to downtown Greenville ensures easy access for a wider customer base.



**905**

Population



**\$118,238**

Average household income



**37.1**

Median age



**\$85,346**

Average disposable income



Scan or click for more  
detailed demographics

# Demographics within 10-minute drive

## KEY FACTS

**56,994**

Population

**\$89,488**

Average household income

**23**

Median age

**3,987**

Total businesses

## POINTS OF INTEREST



### Arts

- The Village of West Greenville
- Various downtown installations

### Nature

- Falls Park on the Reedy
- Swamp Rabbit Trail
- Unity Park



### Retail & entertainment

- Award-winning downtown
- Vibrant West End District
- Bon Secour Wellness Arena
- Greenville Drive's Flour Field
- The Peace Center



# Greenville, South Carolina

Nestled in the foothills of the Blue Ridge Mountains, the Greenville-Spartanburg area has combined traditional southern charm, stunning natural beauty and an unexpected “contemporary cool” to create one of America’s hottest emerging destinations and fastest growing cities.



**No. 4**  
Best Places to Live in the  
U.S in 2024 – 2025

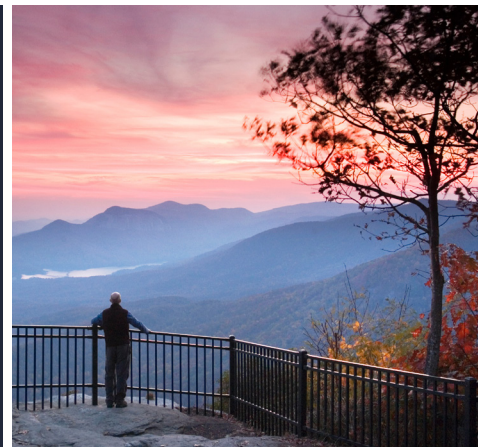
U.S. NEWS & WORLD REPORT, MAY 2024



**No. 6**

The South's Best Cities  
2024

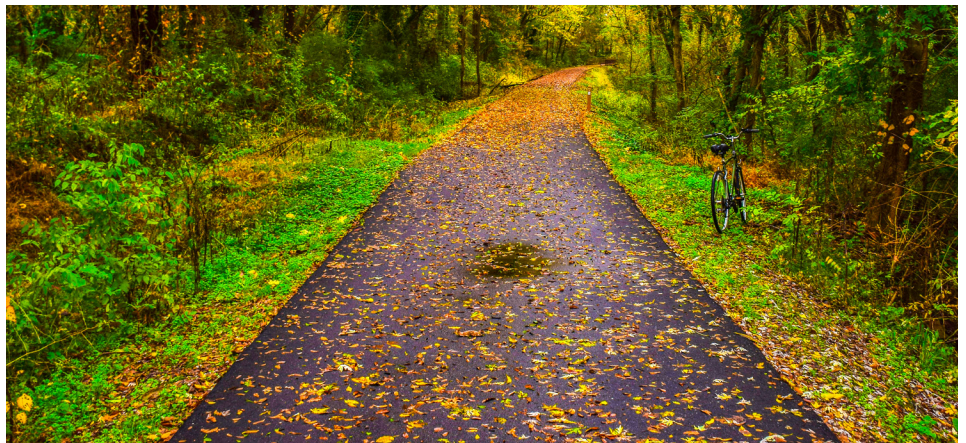
SOUTHERN LIVING, APRIL 2024



**No. 4**

Readers Choice: The Best  
Small Cities in the U.S.

CONDE NAST TRAVLER, OCTOBER 2023



# Let's talk.



For more information, contact:

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