



22

18

20 S. Main Street

GREENVILLE, SOUTH CAROLINA 29601

FOR SUBLEASE

±2863 SF

Rakan Draz

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**TRINITY
PARTNERS**

trinity-partners.com

Sublease Summary

PROPERTY OVERVIEW

- Turnkey 2nd Gen Restaurant Space Available for Sublease
- Urban Core Opportunity located at one of most heavily trafficked blocks in Downtown Greenville
- Substantial term remaining on sublease (around 4 years w/ options built in)
- Steady rent increases locked in throughout the lease term
- All permanent fixtures convey (12 ft hood, Triple Sinks, Hand Sinks, Bar, POS Counter, etc.)
- Additional restaurant assets/FF&E can be purchased separately (Inventory list provided upon request)
- Superior signage exposure and visibility on Main Street
- Supported by a very strong daytime and nighttime population
- Numerous garages and street parking options available nearby
- Adjacent to many notable businesses such as: Savannah River Sweets, Sully's Steamers, Holy Molli, Sushi Murasaki, DP3 Architects, CVS, White Magnolia Bridal Shop, Greenville Triumph Team Store, Scoundrel, Bricktops and many more!
- Other features include: Pick Up Window, Outdoor Seating Area, 415ft Ceiling Height, 2 x ADA Restrooms, Mop & Utility Sinks, Crawl Space, Office/Storage Room

PLEASE DO NOT DISTURB THE EXISTING BUSINESS

For showings, please schedule with listing broker in advance

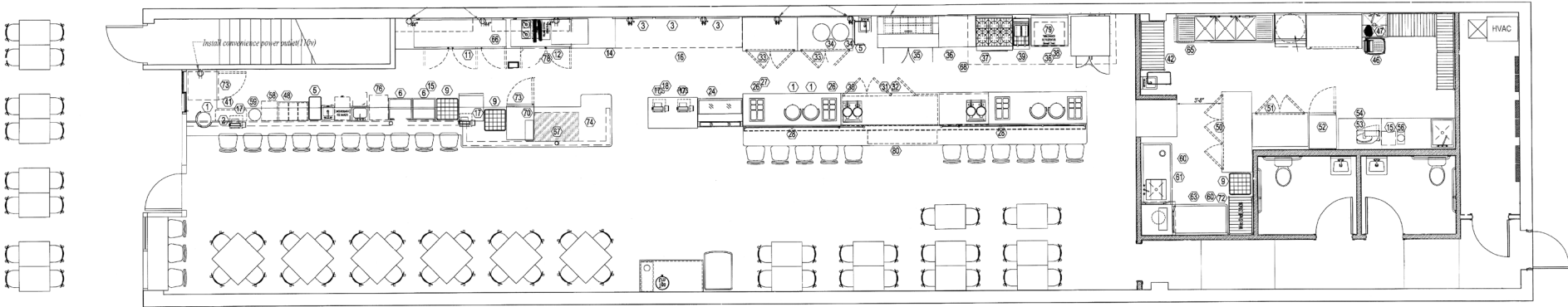
CONTACT BROKER FOR PRICING

BUILDING INFORMATION

Address	20 S. Main Street Greenville, SC 29601
Property Type	Retail/Restaurant
Building Size	± 5,035 SF
Available SF	± 2,863 SF
Zoning	MXS-D, City of Greenville
Lease Type	NNN
Walk Score	87%



Floorplan



Location Aerial



FAMILY COURT BUILDING

POINSETT PLAZA

THE WESTIN

101 N. MAIN ST

ONE CITY PLAZA

20 S. MAIN ST

98 E. MCBEE APARTMENTS

CHAMBER OF COMMERCE BUILDING

25 E. COURT ST

Additional Photos



Downtown Greenville

TOP 10 BEST DOWNTOWNS IN THE COUNTRY (LIVABILITY)

115 RETAILERS IN DOWNTOWN

MORE THAN 110 INDEPENDENT RESTAURANTS

Downtown Greenville features a vibrant Main Street connecting numerous activities, housing a dynamic mix of over 120 independent business, retail, and restaurant offerings in a 10-block radius from the historic West End to NOMA Square.

Modern office towers share the streetscape with historic, repurposed buildings housing innovative startups and established firms. The culinary scene thrives with award-winning upscale restaurants, international bistros, and lively gastropubs, catering to a discerning clientele. This blend caters to a growing workforce and a strong tourist base, ensuring a steady stream of customers for any business seeking a prime downtown location.

Falls Park on the Reedy, a 32-acre green space, serves as a focal point, seamlessly blending modern and historic elements. The area boasts pedestrian paths linking to the extensive Prisma Health Swamp Rabbit Trail System, earning praise as a Bicycle Friendly Community. With 2.5 million annual visitors, Greenville has garnered recognition for its livability and pedestrian-friendly environment, becoming a model for urban planning nationwide.

DEMOGRAPHICS	1 MI	3 MI	5 MI
Population	10,624	82,212	173,830
Households	4,836	36,534	75,013
Avg. HH Income	\$122,168	\$109,589	\$106,450
Med. HH Income	\$78,431	\$63,406	\$62,949
% of Homes Values \$300k+	66.80%	54.30%	44.50%



Location Map

