

**MCBEE STATION
GREENVILLE, SOUTH CAROLINA**



400 E McBee Ave
Greenville, SC 29601



For more information, please contact:



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2825 South Blvd, Ste 300
Charlotte, NC 28209
www.astonprop.com

ANCHORED BY A TOP-PERFORMING PUBLIX

A proven daily traffic driver that provides reliable customer volume

PRIME DOWNTOWN LOCATION AND ACCESS

Situated at signalized intersection with visibility from multiple major roads - plus a 2-block, 5-minute walk from Main Street

ON-SITE PARKING IN THE HEART OF DOWNTOWN

Rare, convenient surface parking exclusively for patrons

AFFLUENT AND ACTIVE CUSTOMERS

Surrounded by luxury residential, office, and hotel developments, with strong foot traffic from locals, professionals, and visitors

WALKABLE TO TOP ATTRACTIONS

Steps from Falls Park, Peace Center, and the Swamp Rabbit Trail, placing the center within the city's most dynamic pedestrian zone

FULLY LEASED

TRAFFIC COUNTS

E McBee Ave	14,700
N Church St	30,100
N Academy St	27,100



DEMOGRAPHICS

RADIUS	1 MILE	3 MILES	5 MILES
POPULATION	12,054	85,173	178,497
DAYTIME POPULATION	21,642	62,558	112,606
AVG HH INCOME	\$147,151	\$114,781	\$108,144

 Publix

 THE JOINT
chiropractic

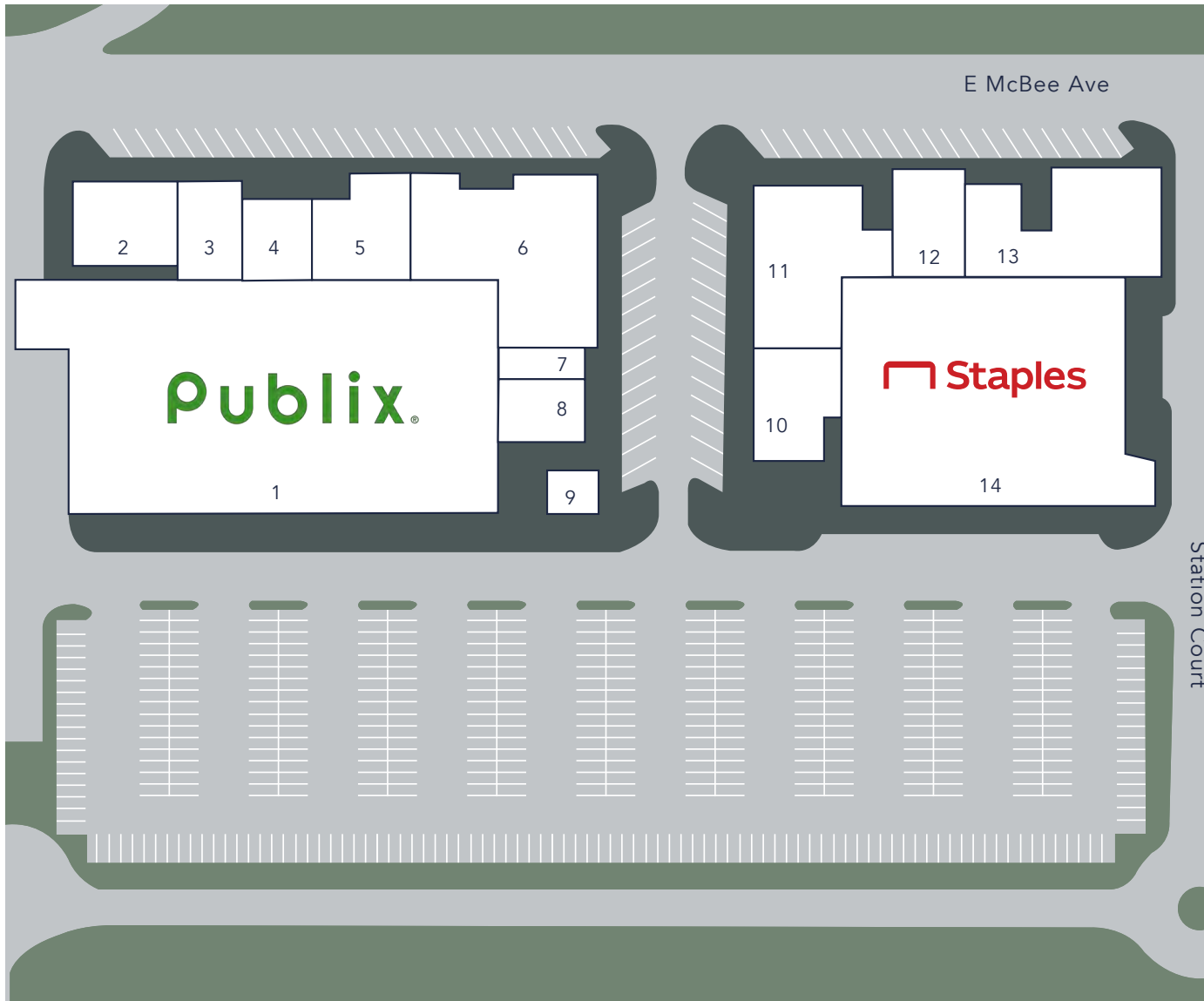
 URBAN NIRVANA
Spa & Salon

 Great Clips

 CHEF 21
Sushi Burger

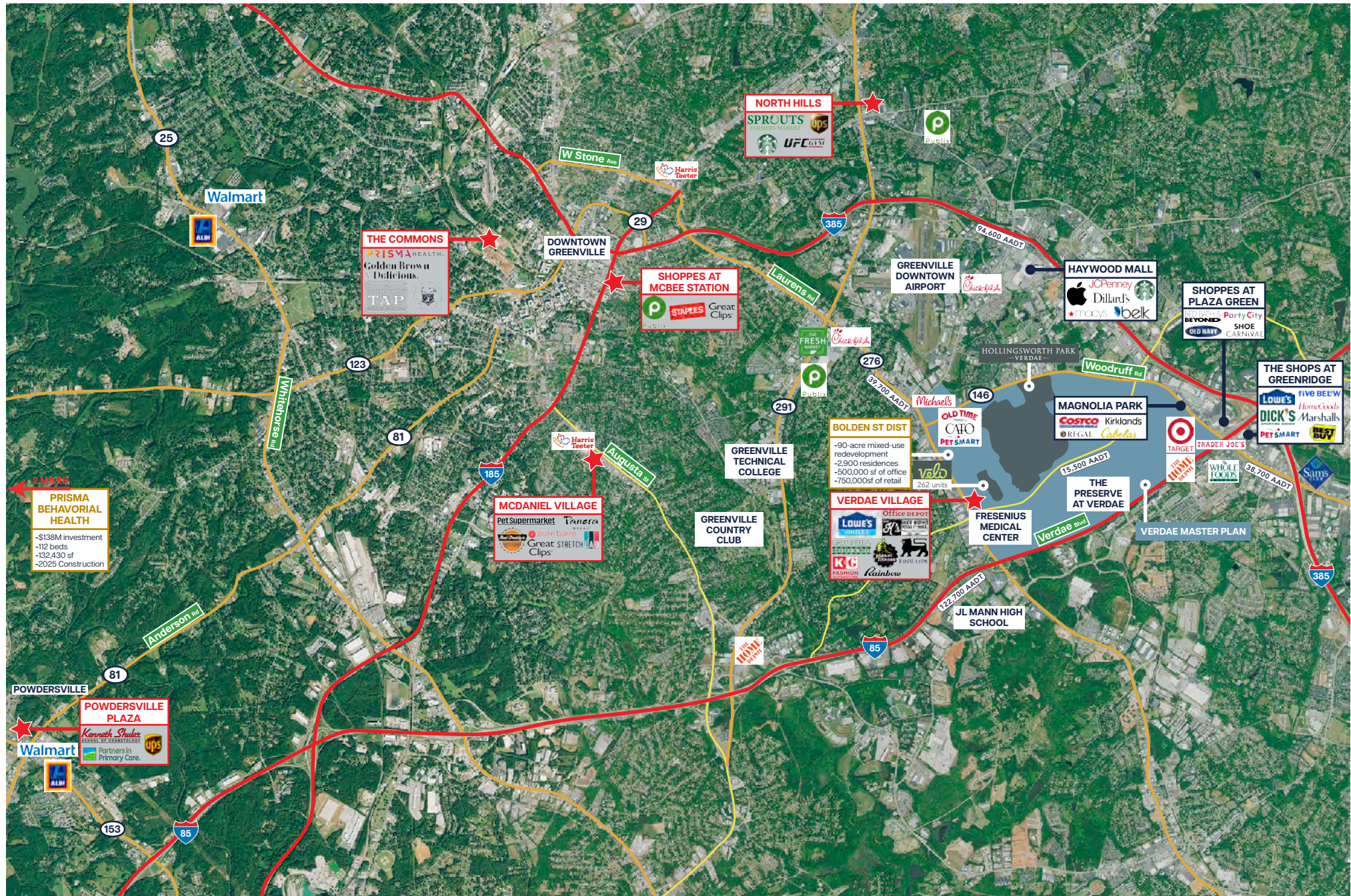
 GREGGER
Showrooms

 Staples



Shop Tenant		Sq Ft
1	Publix	28,800
2	Greektown Grille	2,300
3	The Joint	1,314
4	H&R Block	1,907
5	MADabolic	3,113
6	Cregar Showrooms	6,111
7	RE/Max	926
8	Great Clips	1,207
9	Majik Touch Cleaners	603
10	McBee Nails & Lounge	2,095
11	Urbana Nirvana	4,441
12	Back to 30	1,915
13	Chef 21 Tea Lounge	4,386
14	Staples	20,388

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