



DISTRICT  MIDTOWN

500 Congaree Road
Greenville, SC 29607

New Mixed-Use Retail

- Rare small suite opportunities:
±943-1,010 SF
- Adjacent suites can be combined
- Directly across from Haywood Mall
- Central location with large trade area
- 337 on-site apartments
- Contact broker for pricing

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Site Summary

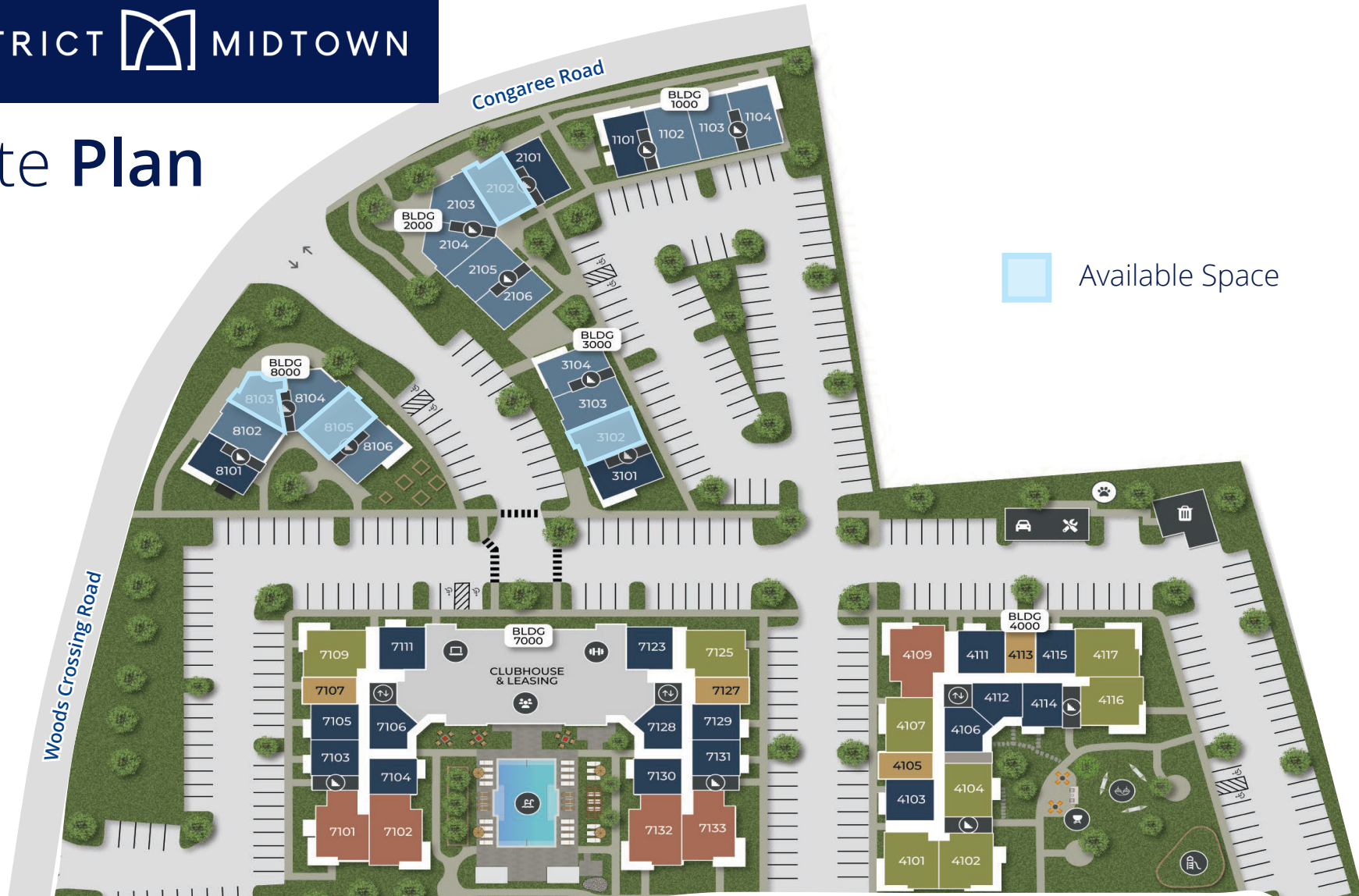
Located off Haywood Road, ± 0.1 miles away from Haywood Mall and ± 0.8 miles from Patewood Medical Campus.

Surrounded by numerous national brands including Dillards, Macy's, Verizon, TJ Maxx, DSW, Barnes and Noble, and more.

Retail suites offer exceptional visibility, small footprints, economical deal structures, and access to 337 on-site apartments.



Site Plan



Building 1000

1102	Harvest Wealth
1103	
1104	Liberty Mutual Insurance

Building 2000

2102	1,010 SF
2103	Golden & Green Hair Co.
2104	Solé Espresso Bar
2105	The Greenville Spark
2106	Wyldlight Studio

Building 3000

3102	1,008 SF
3103	Lashbar
3104	Fresh Monkee

Building 8000

8102	Bryans Sports Mem.
8103	943 SF
8104	Ro & Co.
8105	1,006 SF
8106	Waffle Drop

Aerial Map



Demographics

Population



	1 MILE	3 MILES	5 MILES
(2010)	4,661	55,130	154,625
(2025)	7,674	65,288	181,493
(2030)	8,364	69,317	193,692

Households



	1 MILE	3 MILES	5 MILES
(2010)	2,765	24,093	65,790
(2025)	4,324	30,358	81,636
(2030)	4,802	32,923	88,898

Average HH Income



	1 MILE	3 MILES	5 MILES
(2025)	\$85,114	\$114,311	\$125,334
(2030)	\$92,478	\$127,605	\$140,173

Business Summary



	1 MILE	3 MILES	5 MILES
Businesses	1,188	4,376	11,666
Employees	18,483	54,237	137,658

Source: Esri Business Analyst

Traffic Counts



26,800 VPD HAYWOOD RD. (2025)
109,800 VPD I-385 (2025)



Greenville, SC



BEST SMALL CITY IN THE
UNITED STATES
conde nast traveler, 2022

ONE OF FIVE
BEST PLACES
TO RETIRE *aarp*

NAMED #1
MICRO-CITY OF THE FUTURE
IN THE WESTERN HEMISPHERE
financial times

TOP 10 BEST PLACES
TO LIVE
livability

THE SOUTH'S MOST
'TASTEFUL' *forbes*
SMALL TOWNS

RANKED 3RD
STRONGEST JOB
MARKET IN AMERICA
bloomberg businessweek

FASTEST GROWING CITY IN THE NATION
RANKED 9TH
cnn money

3rd MOST SCENIC
BIKE TRAIL ACROSS AMERICA
ny post

BEST PLACES FOR YOUNG
PROFESSIONALS
niche



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