

**\$175,000/ANNUALLY**

# New Ground Lease Opportunity

**918 N Main Street,  
Greenville, SC 29609**

## CONTACT

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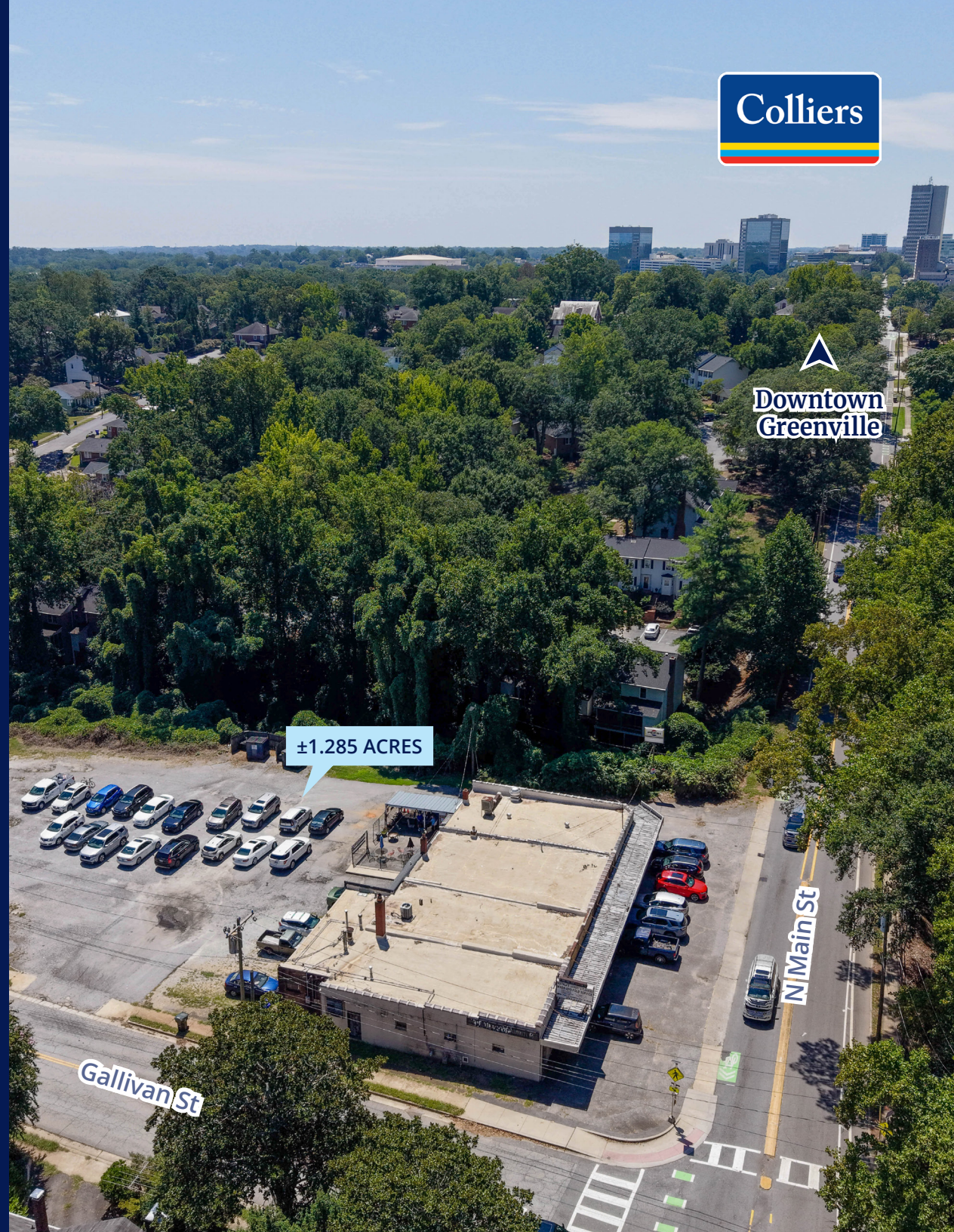
**Colliers**

**Downtown  
Greenville**

**±1.285 ACRES**

**Gallivan St**

**N Main St**



# Property Details

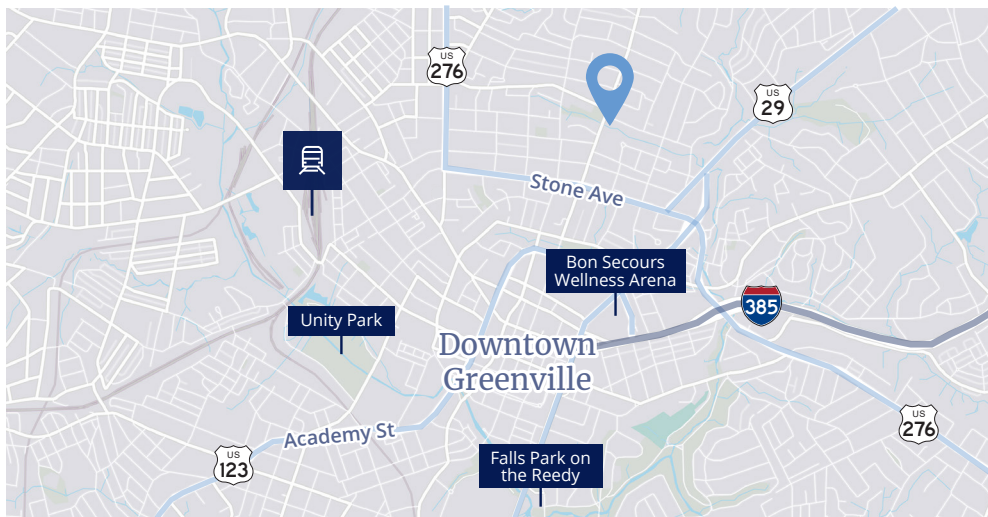
## 918 N Main Street, Greenville, SC

Located at the corner of N Main Street and Gallivan Street, this opportunity offers a highly visible presence just north of downtown Greenville. Available for ground lease, the property is surrounded by established neighborhoods, thriving businesses and some of the area's most popular destinations. With excellent connectivity to W Stone Avenue (±32,400 VPD), Wade Hampton Boulevard (±29,000 VPD) and I-385 (±76,200 VPD), the site is well positioned to capture both local and regional traffic.

### Highlights

- 1.285 Acres
- Proximity to downtown
- \$175,000/annually
- MX-2 & RH-D Zoning (*City of Greenville*)
- Tax Map # 0035000200100, 101, 102 and 103

### Location Map



## Area Demographics 2026



### Population

1 mile: 11,924  
3 miles: 85,329  
5 miles: 178,779



### Daytime Population

1 mile: 19,322  
3 miles: 125,779  
5 miles: 240,059



### Households

1 mile: 5,203  
3 miles: 38,807  
5 miles: 79,142



### Avg. Household Income

1 mile: \$131,785  
3 miles: \$115,552  
5 miles: \$115,353



### Projected 2031 Population

1 mile: 12,566  
3 miles: 91,125  
5 miles: 189,192

**Colliers | South Carolina**  
32 E Broad St - Ste 400  
Greenville, SC 29601  
+1 864 297 4950



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# Drone Images

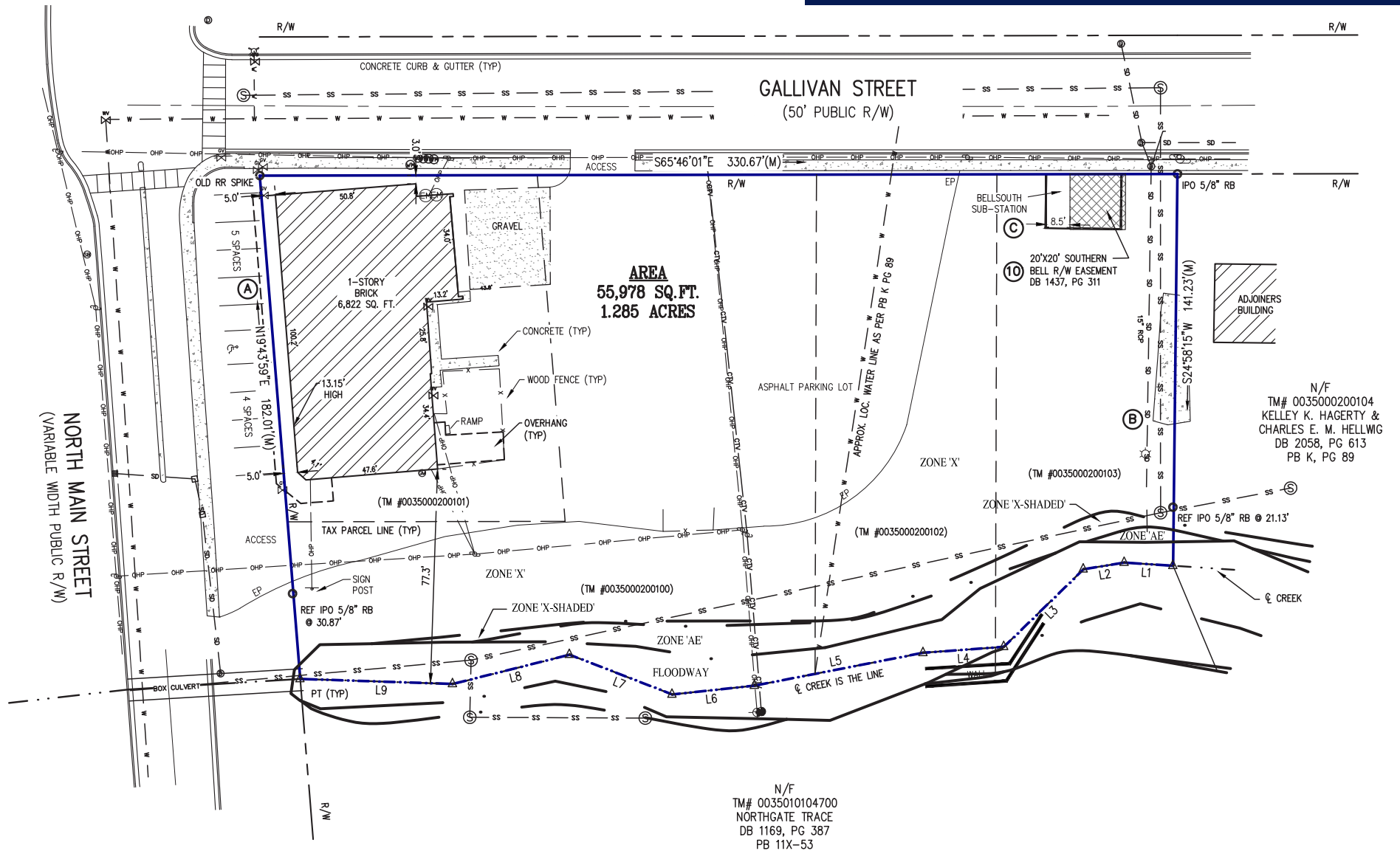
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# Surrounding Area



# Property Survey



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