

20  
LIBERTY  
LANE



# New mixed-use development off Laurens Road corridor

*20-22 Liberty Lane, Greenville, SC 29607*

*Development by Point Place Holdings*

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# OVERVIEW

Spaces	Size (sf)	Lease Rate	Lease
Office	± 2,000 - 28,000	Call for pricing	NNN
Retail	±1,000 - 14,000	Call for pricing	NNN

## Property Highlights

- First generation office and retail spaces
- Blank canvas ready to be configured for tenant's needs
- Located across the street from Greenville Technical College and University Center, in the heart of the Laurens Road redevelopment corridor
- Highly accessible location convenient to I-385, S. Pleasantburg, Laurens Road, and Downtown Greenville
- Infill location with high population density
- Potential Opportunity Zone incentives:
  - Qualified Gains investments have tax deferral until December 31, 2026
  - Opportunity Zone businesses can appreciate tax free over 10+ years



Population  
**109,922**



Proj. Population (2026)  
**+7.9%**



Traffic Count  
**29,000 VPD**



Average HH Income  
**\$89,279**

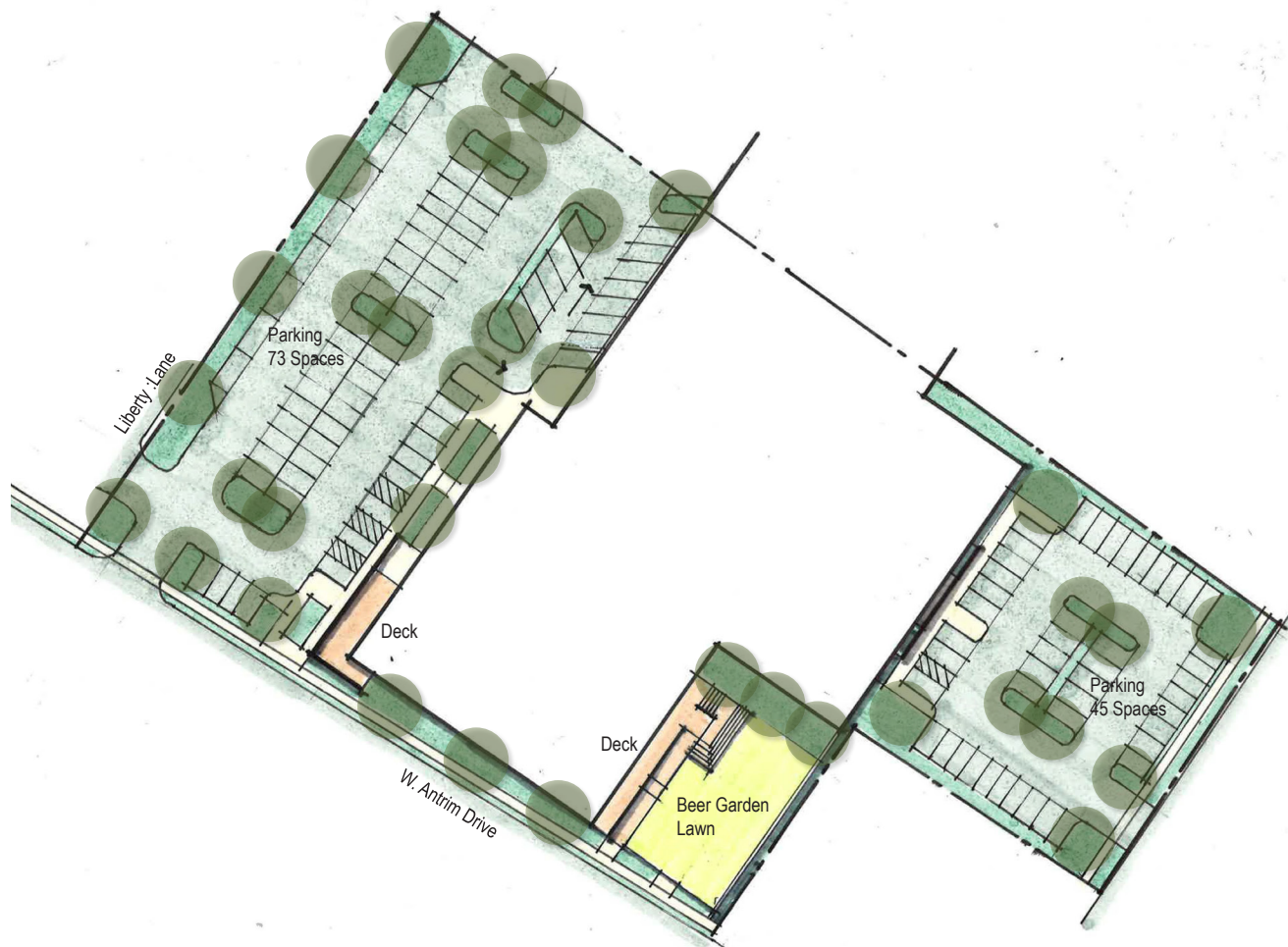
Demographics	5 minutes	10 minutes	15 minutes
Avg. HH Income	\$85,912	\$89,279	\$83,536
Median HH Income	\$53,560	\$56,335	\$56,132
2021 Population	18,057	109,922	273,083
2026 Proj. Population	18,957	118,652	292,140
Median Age	36.0	38.2	38.7
2021 Households	8,083	48,445	114,147
2026 Proj. Households	8,532	52,540	122,416





# CONCEPTUAL SITE PLAN

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Concept only. Not for construction.

One-of-a-kind opportunity to lease first-generation office and retail space in a brand new mixed-use development just off S Pleasantburg drive near Interstate 385.

The former Kimbrell's at 20-22 Liberty Lane in the Pleasantburg Shopping Center is set to be redeveloped into a unique office, retail, and co-working concept, featuring an on-site food hall. Currently in shell condition with  $\pm 2,000$  to  $\pm 28,900$  SF suites currently available, the space is extremely flexible and can be configured to meet tenants' individual needs.

The property is in a fantastic location just off S Pleasantburg Drive, less than one mile from Greenville Downtown Airport - the busiest general aviation airport in South Carolina, and just a little over one mile from Interstate 385. It is also proximate to Haywood Mall, the largest mall in the state, with 1.2 million square feet of retail space.

Average traffic counts on S Pleasantburg Drive exceeded 29,000 vehicles per day in 2020, and the surrounding area has seen a resurgence in recent years via redevelopment projects.

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Floor plan of the 1st floor of a building. The plan shows a central corridor and several rooms. The rooms and their areas are:

- ROUTE B1: 1,142 SF
- ROUTE B2: 2,517 SF
- ROUTE B3: 2,142 SF
- ROUTE B4: 2,142 SF
- ROUTE B5: 2,517 SF
- ROUTE A1: 12,142 SF
- ROUTE A2: 4,000 SF
- ROUTE B6: 14,000 SF
- ROUTE B7: 14,000 SF
- ROUTE B8: 2,500 SF
- ROUTE B9: 2,500 SF
- ROUTE B10: 2,500 SF
- ROUTE B11: 2,500 SF
- ROUTE B12: 2,500 SF
- ROUTE B13: 2,500 SF
- ROUTE B14: 2,500 SF
- ROUTE B15: 2,500 SF
- ROUTE B16: 2,500 SF
- ROUTE B17: 2,500 SF
- ROUTE B18: 2,500 SF
- ROUTE B19: 2,500 SF
- ROUTE B20: 2,500 SF
- ROUTE B21: 2,500 SF
- ROUTE B22: 2,500 SF
- ROUTE B23: 2,500 SF
- ROUTE B24: 2,500 SF
- ROUTE B25: 2,500 SF
- ROUTE B26: 2,500 SF
- ROUTE B27: 2,500 SF
- ROUTE B28: 2,500 SF
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- ROUTE B31: 2,500 SF
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- ROUTE B98: 2,500 SF
- ROUTE B99: 2,500 SF
- ROUTE B100: 2,500 SF

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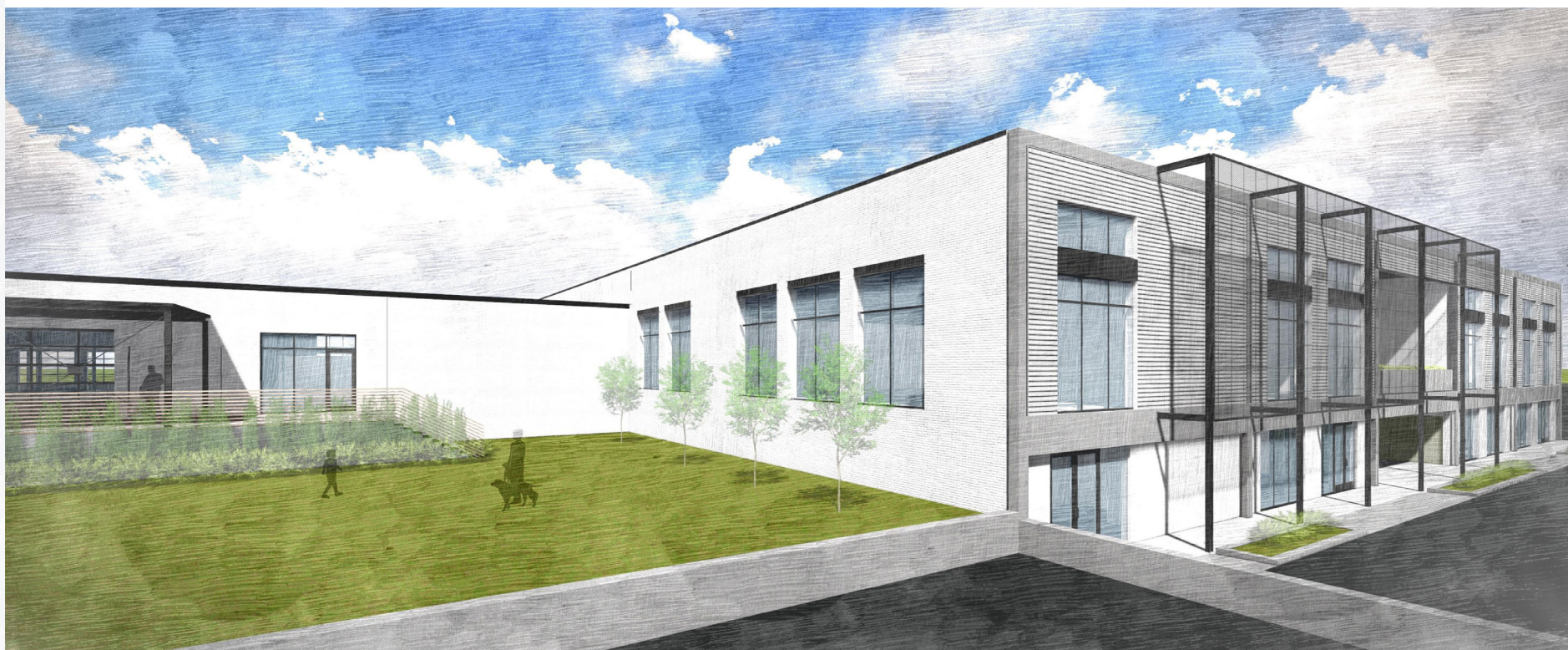
The information contained herein has been obtained from sources we believe to be reliable; however, Wilson Kibler and Avison Young has not conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided.



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RENDERINGS





# PROPERTY LOCATION





# THE SWAMP RABBIT TRAIL

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Running along the scenic Reedy River, the 22-mile Prisma Health Swamp Rabbit Trail links the cities of Travelers Rest and Greenville in upstate South Carolina via a historic railroad corridor. Opened to the public in 2009, the trail has experienced continual growth and offers fun, non-motorized recreation and transportation opportunities throughout the Upstate.

The development of the trail has caused a boom of businesses, with bike rental shops, local eateries, breweries, and retail shops popping up all along the esplanade. Views of the Reedy River are plentiful throughout the trail.

In early-2021, Greenville City Council approved the master plan for a SRT extension that represents a \$6 million joint effort with the county officials that has been years in the making. Today, work is underway on the “Greenlink Greenway” — a four-and-a-half-mile extension of the trail from Cleveland Park along Laurens Road to CU-ICAR.

Various improvements are underway, including a tie between the extension and Haywood Mall, a spur from Cleveland Park to a bridge across Laurens Road, a mountain bike trail in the Nicholtown area, and protected bicycle lanes on three city streets.

The promise of an extension has sparked residential and commercial investment along the Laurens Road corridor, and, according to consulting firm Stantec's master plan for the extension, property values over the next 10 years for area communities, whose socioeconomic statuses vary, are predicted to increase by \$1 1/2 billion. The project is expected to be completed in December 2022.



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Greenville continues to make headlines throughout the nation for its recent accomplishments and continues to grow with virtually no indication of reduced momentum. The diverse economy features growing Aerospace & Automobile Research and Manufacturing sectors with companies and institutions like ICAR, BMW and Lockheed Martin expanding. Education further infiltrates the market while Clemson continues to expand its downtown presence in connection to MBA and Engineering programs at two separate campuses. Furman, Presbyterian College, Wofford, Bob Jones and other higher education programs further produce long-term residence within the community. Corporations across multiple sectors are growing their Research and Development activities with the support of local academic institutions, including Michelin North America, BMW, and GE Energy.

Corporate headquarters such as Michelin North America, TD Bank, Hubbell Lighting, JTEKT North America, and AVX Corporation provide a growing employment pool to various educational backgrounds. Health and Medical Treatment facilities expand with Greenville Health System providing over 12,000 jobs. Tourism continues to grow under a well-appointed city management which provides beautification and creation of public amenities. The historic textile and manufacturing businesses for which Greenville once claimed the title "Textile Capital of the World" continue to create opportunity for needed labor. Finally, diverse engineering employment makes Greenville a city with the highest per capita engineering population in the country which is supported by additional employers such as General Electric, Flour Corporation, Jacobs, Wood USA, Honeywell, O'Neal, AMEC, Day & Zimmerman, Bosch and previously mentioned BMW and Lockheed Martin.

A few recent accolades include: Top 10 Best Downtowns in America<sup>1</sup>, Ranked 3<sup>rd</sup> Strongest Job Market in America<sup>2</sup>, #1 City in the Country for Jobs in Spring 2012<sup>3</sup>, Ranked as one of the Best Cities for Young Adults<sup>4</sup>, Ranked 9<sup>th</sup> Fastest Growing City in the Nation<sup>5</sup>, Named #1 Micro-City of the Future in the Western Hemisphere<sup>6</sup>, 5<sup>th</sup> Most Fun & Affordable City in the US<sup>7</sup>, One of the Best Places to Retire<sup>8</sup>, 5<sup>th</sup> Best Regulatory Environment for Business<sup>9</sup>, #6 as America's Engineering Capital<sup>10</sup>, Top Destination for Foreign Direct Investment<sup>11</sup>, Top Ten Park in the US<sup>12</sup>, Top Six 2015's Hottest New Vacation Destinations<sup>13</sup>.

1. Forbes 2. Bloomberg Businessweek 3. Forbes Magazine 4. Forbes 5. CNN Money 6. Financial Times 7. Bloomberg Businessweek 8. Fortune Magazine & AARP 9. Forbes 10. Forbes 11. IBM Global Location Trends 12. Trip Advisor 13. CBS News/Peter Greenberg

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# ATTRACTING TOP TALENT



## Education

**Greenville County Schools**, an award-winning public school system, is the largest district in South Carolina.

**The Fine Arts Center** allows artistically talented students in grades 9-12 to stretch the boundaries of their creativity during studio classes in theatre, visual arts, creative writing, dance, drama, digital filmmaking and music.

**Sterling School with Charles Townes Gifted Center** provides gifted and talented students with the appropriate rigor, complexity, and depth in what they learn, as well as opportunities to demonstrate significant academic and intellectual growth.

**A J Whittenberg Elementary School of Engineering** is one of only five elementary schools in the nation that provides a school-wide engineering curriculum.

**The International Baccalaureate (IB) Program**, having an internationally recognized college preparatory curriculum that emphasizes foreign language fluency and fully developing the student, continues to grow across the district.

Eleven **Magnet Academies** have specialized curriculum in languages, math, science and technology, communication arts, international studies, traditional studies, pre-engineering, and health professions.

**The Bilingual French School**, the Japanese School, the German Saturday School, and a Chinese School cater to their respective international community with language and cultural programs.

**The Governor's School for the Arts & Humanities**, with year-round programs for students gifted in the arts, is the only one of its kind in the nation.

Seven independent **Charter Schools** provide a variety of rigorous and relevant academic and technology based programs that will prepare students for success in the global workforce.

*More than a Dozen Higher Learning Institutions in the Upstate:*

**Greenville Technical College** is ranked among the national top 10 technical colleges (U.S. News & World Report). Offerings include certificates, diplomas and associate degrees in business, computer technology, health sciences, engineering technologies, industrial technologies, and public service; and university transfer courses and associate degrees. **Greenville Tech's Center for Manufacturing Innovation**, an Advanced Manufacturing Honors College, brings together research and education, providing access to experienced engineers and professionals who help to build problem-solving and critical thinking on real-world projects aimed at moving advanced manufacturing forward.

**Furman University** is one of the nation's leading liberal arts and sciences colleges, located on the edge of the City of Greenville.

**Clemson University** has been honored as the nation's #1 public college (*Time Magazine*, 2001). Clemson is #23 -- top public national universities (*U.S. News & World Report*, 2017). **The Clemson University International Center for Automotive Research (CU-ICAR)** is an advanced-technology research campus located in Greenville. It is also home to the nation's first PhD program in Automotive Engineering. **Clemson's Business School at ONE**, located in downtown Greenville, houses Clemson University's College of Business' graduate-level business programs. Programs at ONE include the Master of Business Administration, and Real Estate Development, the Arthur M. Spiro Institute of Entrepreneurial Leadership, Small Business Development Center, and the Center for Corporate Learning.

**Bob Jones University**, a nondenominational Christian liberal arts institution, offers over 120 undergraduate degrees and 65 graduate degrees. Bob Jones is the largest private liberal arts university in South Carolina.

**The University Center** is a nonprofit consortium of seven different college and universities dedicated to increasing access to educational opportunities for citizens of the metropolitan Greenville area. The Center caters particularly to working professionals.





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