

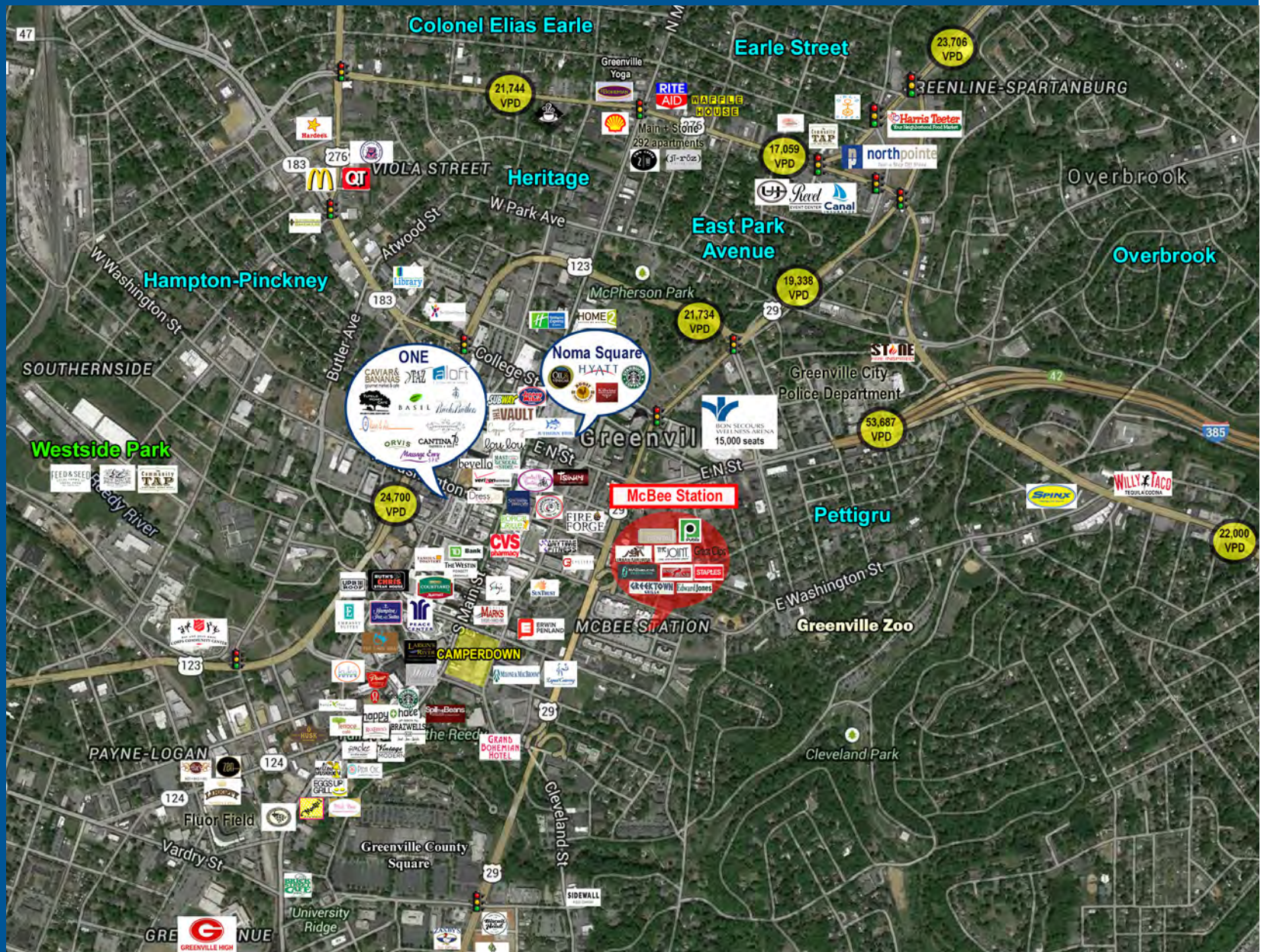
the shops at
MCBEE STATION



400-500 Block E McBee Avenue
Greenville, SC 29601

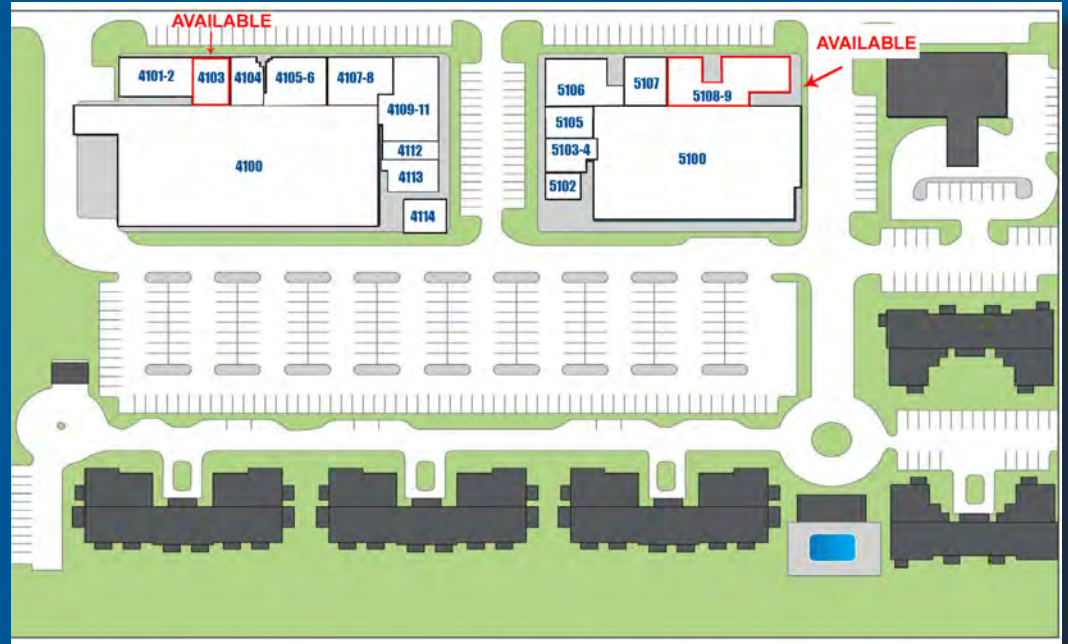


LOCATION



OVERALL SITE PLAN

UNIT	TENANT	SQFT
4100	Publix	28,800
4101-4102	Greektown Grill	2,300
4103	AVAILABLE	1,314
4104	H&R Block	1,907
4105-4106	MADabolic	3,113
4107-4108	Downtown Dental	2,303
4109-4111	Design on Tap	3,808
4112	Edward Jones	926
4113	Great Clips	1,207
4114	Majik Touch Cleaners	603
5100	Staples	20,388
5102	The Joint	714
5103-5104	McBee Nails	1,381
5105	Urban Nirvana Hair	1,271
5106	Urban Nirvana Day Spa	3,170
5107	Back to 30	1,915
5108-5109	AVAILABLE	4,444
TOTAL		79,564



MCBEE STATION

PROJECT HIGHLIGHTS

- Mixed used development positioned on 14 acres and two city blocks
- +/-80,000 SF of commercial space
- 198 luxury on-site apartments
- 22 residential condos
- Anchored by highly successful Publix
- Significant residential density and high daytime population
- Excellent visibility, signalized intersection and access from multiple streets
- 2 blocks from Main Street
- Rare downtown on-site parking
- Local, regional and national tenant mix



MCBEE STATION



WHY GREENVILLE?

4th Fastest Growing City in the US
US Census

America's Best Downtowns
Forbes

Top 5 Places in the US to Retire
The Today Show

Top 10 Small Cities Where Business
is Thriving
Entrepreneur

23 Best Small Town Main Streets in
America
Country Living

Top 10 Best Downtowns
Livability



FACTS & FIGURES

+/- **5** million people
visit Greenville each
year totaling **\$875**
million in direct
spending

Home to
The Peace Center
2,100 seat concert
hall, **430** outdoor
amphitheater

7.81%
population increase
from 2010-2016

6.16%
population 2021
growth projection

Home to
Bon Secours
Wellness Arena
15,000 seat
sports and
entertainment
arena

+/-3,370
multi-family units
existing, planned or
under construction
in downtown

+ 8,500
hotel rooms in
Greenville County