For Lease

Conestee Mill
1 Spanco Drive
Greenville, South Carolina 29605

Greenspace & Trail-Anchored
Historic Redevelopment Opportunity

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Located approximately eight miles south of Downtown Greenville, Conestee Mill was originally built in 1876, with final construction in the 1950’s. It is listed on the National Register of Historic Places. The exterior of the building boasts the original brick. The property is located on the Reedy River, adjacent to Lake Conestee Nature Park, and offers convenient access to the Swamp Rabbit Trail.

**Lease Information**

<table>
<thead>
<tr>
<th>Building/Unit</th>
<th>Size</th>
<th>Lease Rate</th>
<th>Lease Type</th>
</tr>
</thead>
<tbody>
<tr>
<td>A</td>
<td>+/- 13,549 sf</td>
<td>Negotiable</td>
<td>NNN</td>
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<tr>
<td>A1</td>
<td>+/- 1,900 sf</td>
<td>Negotiable</td>
<td>NNN</td>
</tr>
<tr>
<td>A2</td>
<td>+/- 3,883 sf</td>
<td>Negotiable</td>
<td>NNN</td>
</tr>
<tr>
<td>A3</td>
<td>+/- 3,883 sf</td>
<td>Negotiable</td>
<td>NNN</td>
</tr>
<tr>
<td>A4</td>
<td>+/- 3,883 sf</td>
<td>Negotiable</td>
<td>NNN</td>
</tr>
<tr>
<td>B</td>
<td>+/- 1,245</td>
<td>Negotiable</td>
<td>NNN</td>
</tr>
<tr>
<td>C</td>
<td>+/- 5,643</td>
<td>Negotiable</td>
<td>NNN</td>
</tr>
<tr>
<td>D</td>
<td>+/- 2,823</td>
<td>Negotiable</td>
<td>NNN</td>
</tr>
<tr>
<td>E</td>
<td>+/- 4,338</td>
<td>Negotiable</td>
<td>NNN</td>
</tr>
</tbody>
</table>

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Property Information

Conestee Mill

Avison Young
511 Rhett Street, Ste. 2B
Greenville, South Carolina 29601
864.334.4145
843.725.7201
www.avisonyoung.com

Future Mixed Retail with Greenspace

Unit E
4,338 sf
Future Residential

Unit D
2,823 sf

Unit C
5,643 sf

Unit B
1,245 sf

Unit A
13,549 sf

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About Conestee Mill

Conestee Mill promises to be an exciting adaptive re-use development conveniently located between Greenville and Mauldin. This mixed use project will house a variety of locally owned food, beverage, and retail businesses that will breath new life into this storied property while creating a vibrant, family-friendly experience.

Amenities:

- At the southern terminus of the popular Swamp rabbit Trail
- Adjacent to the 500 acre Lake Conestee Nature Park containing 12 miles of trails and wildlife habitat
- Large greenspaces for scheduled events and family gatherings
- Beautiful backdrop of the waterfall created by the oldest dam in South Carolina (1892)
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Directions

If coming from Downtown Greenville, take E. Broad Street to Cleveland Street (approximately 1.3 miles). Continue on Cleveland Street. Take SC-291 to Conestee Road (approximately 6.4 miles). The destination will be located on the left side of the road.
Established to encourage innovative and creative design of residential and/or commercial developments, to permit a greater amount of flexibility by removing some of the restrictions of conventional zoning. One of the goals of the Planned Development district is to promote efficient use of land and protect the natural features and scenic beauty of the land. Ideally, the development should be large scale and incorporate a variety of land uses or land use types. The district is also intended to encourage developments that provide a full range of residential types.

**PD: PLANNED DEVELOPMENT**

**C-2: COMMERCIAL**

**S-1: SERVICES**

**I-1: INDUSTRIAL**

**R-15: SINGLE-FAMILY RESIDENTIAL DISTRICT**

**R-MA: MULTIFAMILY RESIDENTIAL DISTRICT**

**R-S: RESIDENTIAL SUBURBAN DISTRICT**
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Conestee Mill

KEY FACTS

- **Population**: 94,512
- **Median Age**: 38.1
- **Average Household Size**: 2.48
- **Median Household Income**: $57,207

EDUCATION

- **No High School Diploma**: 11%
- **High School Graduate**: 24%
- **Some College**: 28%
- **Bachelor’s/Grad/Prof Degree**: 37%

BUSINESS

- **Total Businesses**: 3,827
- **Total Employees**: 63,796

EMPLOYMENT

- **White Collar**: 66%
- **Blue Collar**: 21%
- **Services**: 13%
- **Unemployment Rate**: 5.0%

INCOME

- **Median Household Income**: $57,207
- **Per Capita Income**: $32,294
- **Median Net Worth**: $90,265

Households By Income

<table>
<thead>
<tr>
<th>Indicator</th>
<th>Value</th>
<th>Difference</th>
</tr>
</thead>
<tbody>
<tr>
<td>&lt;$15,000</td>
<td>11.3%</td>
<td>-0.7%</td>
</tr>
<tr>
<td>$15,000 - $24,999</td>
<td>9.3%</td>
<td>-0.5%</td>
</tr>
<tr>
<td>$25,000 - $34,999</td>
<td>9.1%</td>
<td>-0.9%</td>
</tr>
<tr>
<td>$35,000 - $49,999</td>
<td>13.1%</td>
<td>-0.4%</td>
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<tr>
<td>$50,000 - $74,999</td>
<td>18.9%</td>
<td>+1.2%</td>
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<tr>
<td>$75,000 - $99,999</td>
<td>12.8%</td>
<td>+0.7%</td>
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<tr>
<td>$100,000 - $149,999</td>
<td>13.6%</td>
<td>-0.6%</td>
</tr>
<tr>
<td>$150,000 - $199,999</td>
<td>6.0%</td>
<td>+0.5%</td>
</tr>
<tr>
<td>$200,000+</td>
<td>5.8%</td>
<td>+0.6%</td>
</tr>
</tbody>
</table>

Bars show deviation from Greenville County

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"Our plans call for a mixed-use development of commercial and residential components that will highlight the Swamp Rabbit Trail while also being respectful of the history and heritage of the property," Weir said in a news release from WCM. "We look forward to announcing more in the coming weeks about the eateries and commercial partners who will be partnering with us to create a truly unique destination in Greenville County."

"The park, six miles south of downtown Greenville, opened in 2007 after seven years of work to transform it from a polluted wasteland where wildlife had been virtually non-existent. The first phase involved putting a section of trails through the wetlands, and later a 4-mile section dubbed as an extension of the Swamp Rabbit Trail was opened. The extension doesn’t connect, however, to the main trail that ends at Greenville Tech, with a one-mile stretch the city has struggled to link without the participation of the Greenville Country Club."

"Hampton Station is described by its visionaries as “an entirely new concept for working and relaxing. A thriving space for some of Greenville’s most innovative and exciting businesses. And, an exciting space for our community to enjoy, right in the urban heart of Greenville. A place that still, at its heart, is a group of friends.” The tenants include the artisans of ArtUp Studios, several businesses, a brewery and a restaurant. The website says, “Hampton Station is Greenville’s destination for you to be outside, enjoying food, drink, outdoor games, and the special services of cutting edge locally owned businesses.”

"After two years of curating tenants for the Markley Station redevelopment in the West End, owners RealOp Investments are ready to unveil the three restaurant tenants that will be joining existing and future office users at 116-120 N. Markley St. Located in the spaces facing the courtyard of the 43,000-square-foot development will be Hoppin’, a modern self-serve tap room out of Charlotte; Urban Wren, a new Greenville-based urban winery; and Todaro Pizza from Clemson."
Hughes described the proposed village as an Internet-connected, environmentally friendly place where people could live, work, and play without having to drive anywhere in a car. “We will have music, events, festivals. It will be more than just a group of buildings,” he told UBJ. “It will be the kind of place everyone wants to go.” The village, if it materializes, would be an historic development for Mauldin. Mauldin Mayor Dennis Raines said the proposed village would be the city’s biggest development since he became a resident 45 years ago.

“Thanks to the Investing in Opportunity Act, co-sponsored by Sen. Tim Scott, R-S.C., as part of the Tax Cuts and Jobs Act passed in December 2017, the trillions of dollars U.S. investors currently hold in unrealized capital gains in stocks and mutual funds alone could be funneled straight back into the country’s left-behind locales. Like, for instance, into downtown Greer, where the 286,000-square-foot historic former cotton mill built in 1908 sitting on 8.37 acres at 300 Connecticut Ave. recently sold for $1.4 million.”

“Once one of the largest mills in Greenville County, Judson Mill had been spinning raw cotton into yarn for more than a century. But when Milliken and Company listed the property for sale in 2015 and closed operations, everyone knew change was coming. The property was purchased last month with plans to convert the 36-acre mill into a live-work-play mixed-use district. Judson District will include 204 apartments, more than 215,000 square feet of office space, 141,000 square feet of light industrial/flex, and 8 to 12 acres of retail along Highway 123 (Easley Bridge Road), near St. Francis Hospital.”

“Simpsonville’s growth is nothing new. Earlier this year, the city approved plans for five residential developments that included up to 550 residential units. The city’s population has seen steady growth, increasing 49.3 percent from 2000 to 2017, according to information from the U.S. Census. If all the proposed development comes to fruition, the city’s population could grow another 11 percent and break the 24,500 mark. City leaders have been careful lately to question developers on plans and what they mean for traffic on already-congested roads.”

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South Carolina Brokerage Team

Our South Carolina brokers deliver integrated real estate services to occupiers and investors. Through a dedicated principal-led business resources team, we provide solutions via tools, technology and expertise to support our clients however complex their challenges. Our approach is holistic and consistent. It starts with the Avison Young team’s understanding of your business priorities, not with real estate transactions. For our clients, this means we produce customized, cost-effective solutions with speed, creativity and confidence.

Brokerage Team

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Thank you.