



## OFFERING SUMMARY

<b>LEASE RATE:</b>	\$12.00 SF/yr [NNN]
<b>BUILDING SIZE:</b>	3,000 SF
<b>AVAILABLE SF:</b>	1,500 - 3,000 SF
<b>MARKET:</b>	Fountain Inn
<b>MSA:</b>	Greenville

## PROPERTY OVERVIEW

SVN Blackstream is pleased to present a turn-key office space for lease in Fountain Inn. Recently recognized as the 2nd fastest growing city in all of South Carolina, Fountain Inn is located approximately 25 minutes southeast of Greenville, SC. The Main Street corridor has seen a surge in revitalization and beautification in recent years, including the addition of more public parking, streetscape improvements, and a splash pad.

The office space can be subdivided into two ±1,500 SF office spaces. The space is in turn-key condition including two restrooms, a break room, decorative molding, and roll up shades. Simply bring in your office furniture and open for business.

## PROPERTY HIGHLIGHTS

- 3,000 SF can be subdivided into 1,500 SF office suites
- Walking distance to shops and restaurants along Main Street
- Turn key condition
- Floorplan includes two restrooms, break room, and individual offices

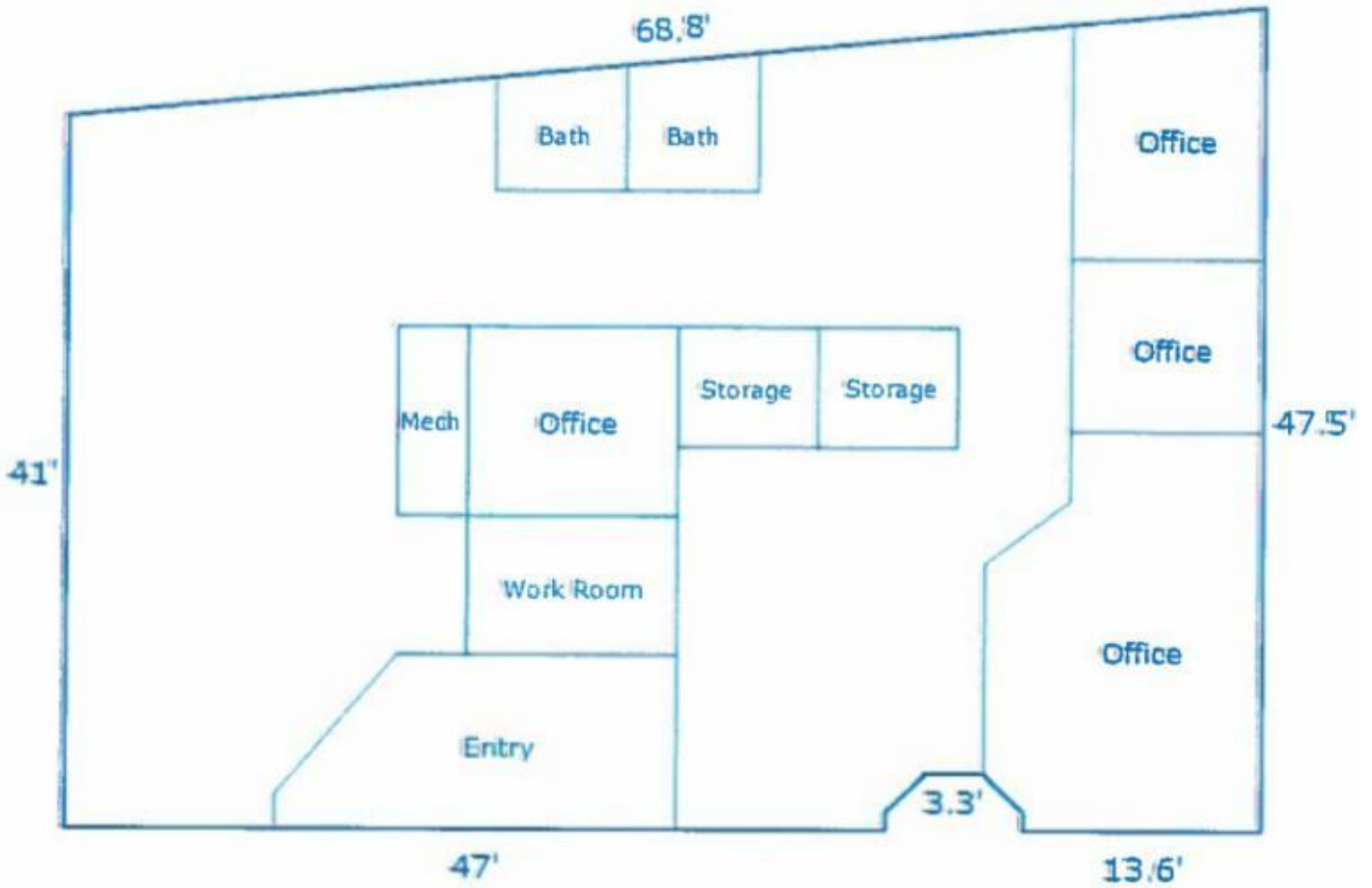
**DANIEL HOLLOWAY**  
 O: 864.637.9302  
 daniel.holloway@svn.com  
 SC #106855

**DUSTIN TENNEY**  
 O: 864.637.9302  
 dustin.tenney@svn.com  
 SC #106880



**DANIEL HOLLOWAY**  
O: 864.637.9302  
daniel.holloway@svn.com  
SC #106855

**DUSTIN TENNEY**  
O: 864.637.9302  
dustin.tenney@svn.com  
SC #106880



**DANIEL HOLLOWAY**  
 O: 864.637.9302  
 daniel.holloway@svn.com  
 SC #106855

**DUSTIN TENNEY**  
 O: 864.637.9302  
 dustin.tenney@svn.com  
 SC #106880



## Fountain Inn, SC



Main Street

**DANIEL HOLLOWAY**  
O: 864.637.9302  
daniel.holloway@svn.com  
SC #106855

**DUSTIN TENNEY**  
O: 864.637.9302  
dustin.tenney@svn.com  
SC #106880

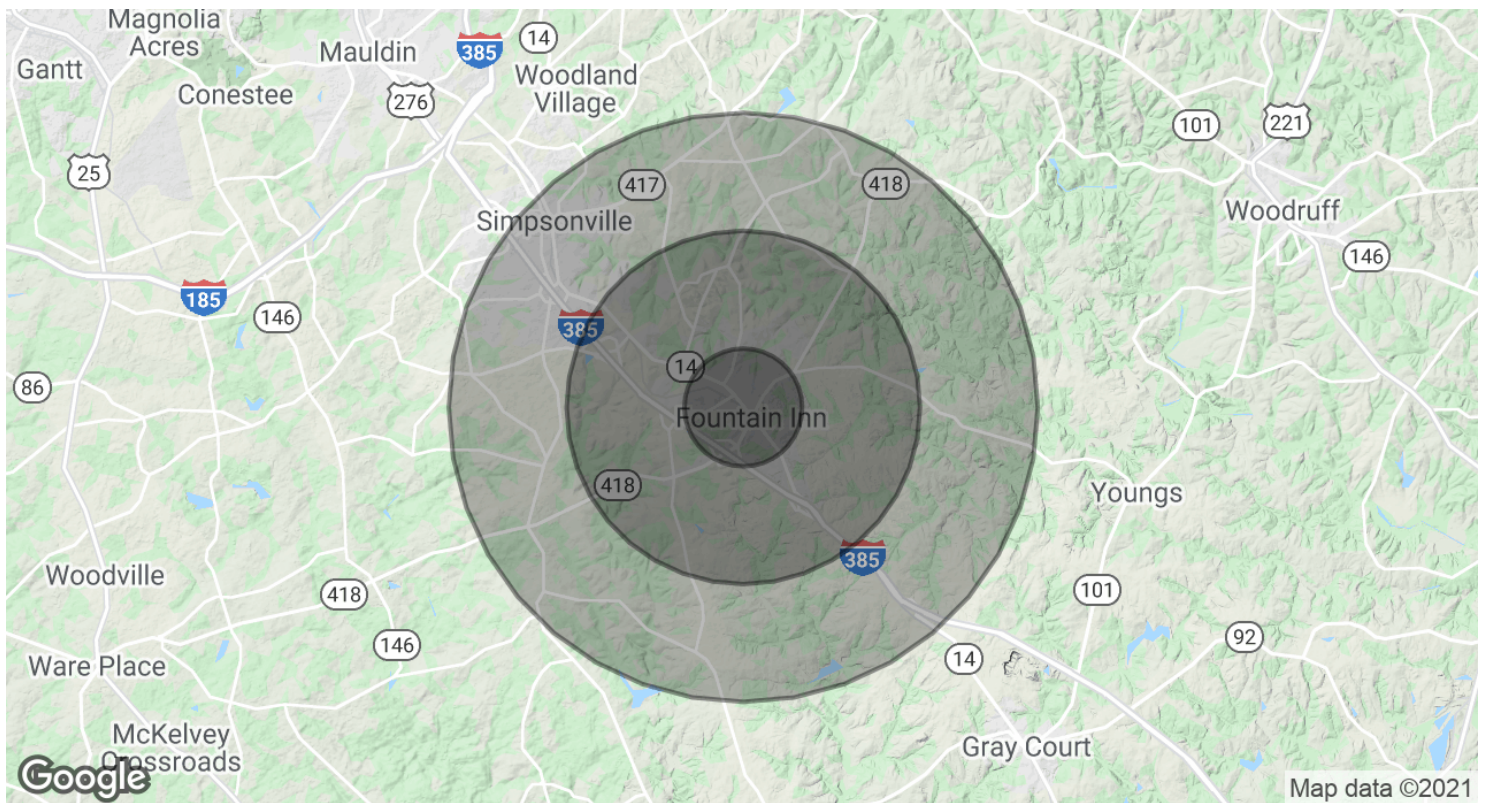


**LOCATION OVERVIEW**

214 & 216 S. Main Street are located in the growing city of Fountain Inn, SC. Fountain Inn is a suburb of Greenville, situated along the I-385 corridor. This office is positioned on Main Street, just steps away from local restaurants and boutiques.

**DANIEL HOLLOWAY**  
O: 864.637.9302  
daniel.holloway@svn.com  
SC #106855

**DUSTIN TENNEY**  
O: 864.637.9302  
dustin.tenney@svn.com  
SC #106880



### POPULATION

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	2,526	13,165	33,095
AVERAGE AGE	35.2	36.7	37.3
AVERAGE AGE (MALE)	29.3	32.7	35.0
AVERAGE AGE (FEMALE)	36.6	37.7	38.2

### HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	870	4,653	12,209
# OF PERSONS PER HH	2.9	2.8	2.7
AVERAGE HH INCOME	\$49,589	\$55,943	\$64,833
AVERAGE HOUSE VALUE	\$147,143	\$174,070	\$187,905

\* Demographic data derived from 2010 US Census

**DANIEL HOLLOWAY**  
 O: 864.637.9302  
 daniel.holloway@svn.com  
 SC #106855

**DUSTIN TENNEY**  
 O: 864.637.9302  
 dustin.tenney@svn.com  
 SC #106880