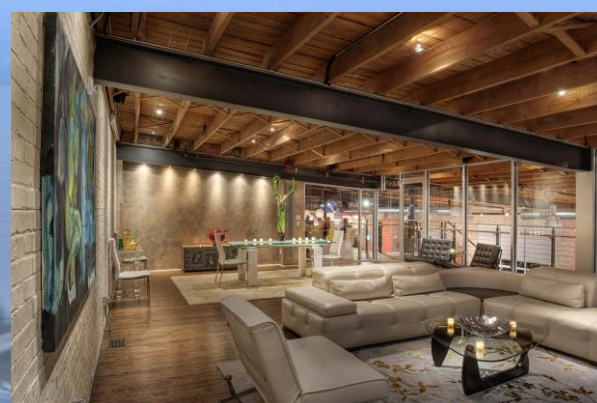
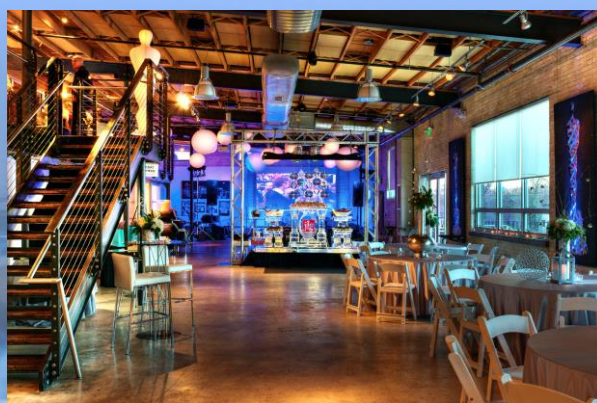


**BERKSHIRE  
HATHAWAY**  
HomeServices

C. Dan Joyner,  
REALTORS®

# OFFERING MEMORANDUM

## Commercial Division



**924 S Main St. Greenville, SC 29601**

**THIS ADDRESS BELONGS TO ONE OF DOWNTOWN GREENVILLE'S PREMIERE EVENT VENUES.**

The sale includes the award-winning AIA building, real estate, and turn-key furniture, fixtures, and equipment. It is well located on Main Street in the West End near Falls Park, Fluor Field, multiple hotels, and numerous of restaurants. The interior design, unique outdoor features, and location are unparalleled in the Upstate.

11,800 sf± building completely renovated in 2008

1<sup>st</sup> floor: 9,811 sf±

2<sup>nd</sup> floor: 1,990 sf±

Outdoor Japanese garden: 3,500 sf±

2 kitchens including a 750 sf± commercial DHEC kitchen with hood and equipment

2 bars and state of the art audio visual capabilities throughout

Sprinklered facility accommodates up to 418 guests plus outdoor areas

Tax Map # 0072000200402

Zoned Central Business District City of Greenville (C-4)

Complete this [Non-Disclosure Agreement](#) to receive additional operating data and a complete list of all the furniture, fixtures, and equipment valued over \$750,000.

**Links:** [Virtual Tour Matterport](#)

[Tax Map](#)

[Zen Website](#)

[Photos](#)

Joyner Commercial / 230 Buist Ave Greenville, SC 29609 / 864.233.7724

# Aerials



**Joyner Commercial / 230 Buist Ave Greenville, SC 29609 / 864.233.7724**

[Additional Aerials](#)

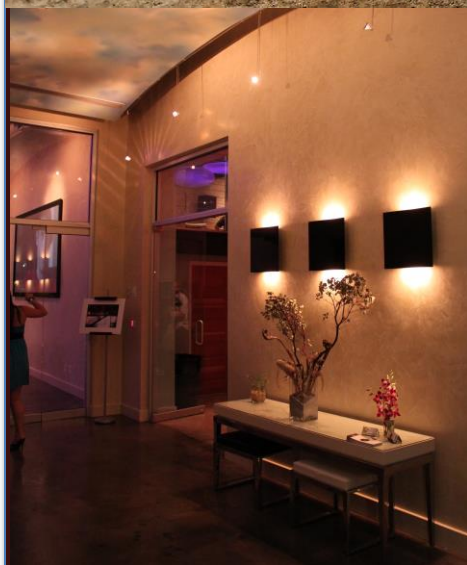
# Aerials



Joyner Commercial / 230 Buist Ave Greenville, SC 29609 / 864.233.7724

[Additional Aerials](#)

# Property Photos



[Additional Photos](#)



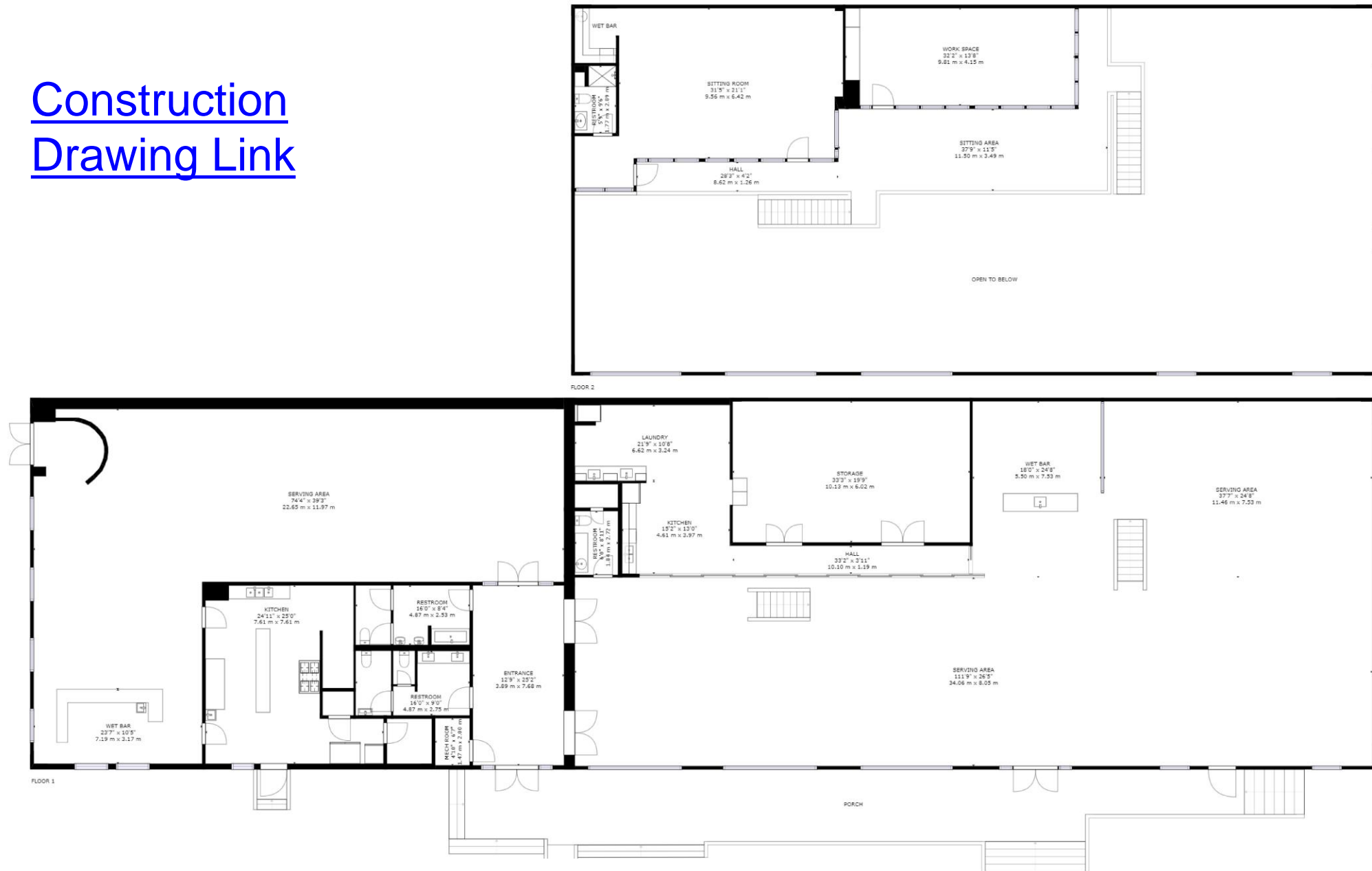
# Property Photos



[Additional Photos](#)



[Construction Drawing Link](#)



[Additional Information](#)

# Market Overview

## Greenville, South Carolina



### LOCATION

- The city of Greenville is the 4th among 15 of the fastest-growing large cities in the U.S. according to population estimates by the U.S. Census Bureau.
- Centrally located along the I-85 corridor directly between two of the largest cities in the Southeast - Atlanta, Georgia and Charlotte, North Carolina.
- Located 100 miles from the capital city of Columbia and only 200 miles from the Port of Charleston SC.

### INFRASTRUCTURE

- Greenville-Spartanburg International Airport is the 2nd busiest airport in the state with over 2.6 million passengers in 2019.
- 3 Interstate highways offer easy access to the North, South, Midwest, and all major markets on the Eastern Seaboard.
- Home to the Inland Port Greer connecting the Upstate to the Port of Charleston.

### HIGHER EDUCATION

- Clemson University, Furman University, Bob Jones University, North Greenville University and Limestone College-Greenville among others are all located in or around Greenville.

### ACCOLADES

- America's Best Small Cities (*BestCities.org*) March 2020
- The 50 Best U.S. Cities for Starting a Business in 2020 (*Inc.com*) December 2019
- US Travel: 25 Best Places to Visit in 2020 (*Forbes*) December 2019
- 10 Cities to Watch in 2020 (*Worth*) November 2019
- #36 Best Places to Live (*Money Magazine*) October 2019
- #22 Best Places to Live in the USA (*U.S News & World Report*) May 2019
- #10 2019 Top 100 Best Places to Live (*Livability*) March 2019
- #7 The South's Best Cities 2019 (*Southern Living*) March 2019
- Top 19 Must-See Destinations in 2019 (*Expedia*) January 2019
- Where to Go 2019 (*The Boston Globe*) January 2019
- America's 100 Best Places to Retire (*Where to Retire*) December 2018
- #35 Top Cities in the US with the Biggest Influx of People, The Most Work Opportunities, and the Hottest Business Growth (*Business Insider*) August 2018
- #39 Top 100 Best Places to Live (*Livability*) 2018



# DISCLAIMER

This Offering Memorandum contains select information pertaining to the business and affairs of the property located at (“Property”). It has been prepared by Joyner Commercial (“Agent”). This Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in the Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Owner or Agent. The material is based in part upon information supplied by the Owner and in part upon financial information obtained from sources it deems reliable. The Owner, nor their officers, employees, or agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum or any of its contents and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein and conduct their own due diligence.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner detrimental to the interest of the Owner.

Owner and Agent expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed by all parties and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to the Property including this Offering Memorandum.

A prospective purchaser’s sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Seller or Agent or any of their affiliates or any of their respective officers, Directors, shareholders, owners, employees, or agents for any damages, liability, or cause of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the creation of this Offering Memorandum.

**Joyner Commercial / 230 Buist Ave Greenville, SC 29609 / 864.233.7724**

# Professional Overview / Biography



**Matt Carter, SIOR, CCIM**

864-313-9078 (Mobile)

[MCarter@JoynerCommercial.com](mailto:MCarter@JoynerCommercial.com)

**Matt Carter, SIOR, CCIM**

is a top commercial and industrial real estate broker in the Upstate providing a wide variety of industry services since 1997.

A recipient of numerous recognitions and awards, Matt was the commercial broker with the highest overall transaction volume in the Greenville/Spartanburg Market in 2018 per CoStar Group, and he was the Commercial Realtor of the Year in 2014 awarded by the Greater Greenville Association of Realtors.

Matt has earned the SIOR (Society of Industrial and Office Realtors) and CCIM (Certified Commercial Investment Member) designations. His personal interests include his wife, daughters, and church. He has served on boards such as Greenville Transit Authority, West End Association, Bank of Travelers Rest, Greenville Board of Realtors and its Commercial Steering Committee, and others. He is often a CoStar Power Broker and has earned numerous production awards.

He provides a comprehensive, project-oriented approach to real estate considering his clients' needs as his own.

---



**Susan Dodds**

864-201-8656 (Mobile)

[SDodds@JoynerCommercial.com](mailto:SDodds@JoynerCommercial.com)

**Susan Dodds**

and her team of associates cover a wide span of commercial and residential real estate services.

Susan has been involved with the business of Real Estate for over 25 years in Florida, Michigan, North Carolina, and South Carolina. Growing up in a Real Estate Development family, she says, "this business is in my blood and I love it!"

Susan has served on several community boards over the last 20 years and is a sustaining member of the Junior League of Greenville, where her last active placement was Community Vice President.

She provides professionalism, commitment, and results.