



# LIVE WORK, PLAY in the HEART of DOWNTOWN

Overlooking Greenville's iconic Fall's Park and adjacent to the celebrated Peace Center in the heart of downtown, the Camperdown development has elevated Greenville's Main Street experience to new heights.

A ONCE IN A LIFETIME  
GREENVILLE PROJECT



CAMPDOWN

# CAMPERDOWN DEVELOPMENT



FALLS TOWER  
CAMPERDOWN  
150,000 SF Office  
11 Luxury Condos

elliott davis

GROUP  
Therapy  
PUB & PLAYGROUND

SPACES.

DECA  
CAMPERDOWN  
241 Units

SOUTHERN  
TIDE

bodybar  
FITNESS

Trails Jewelers

jenie's

AC  
HOTELS  
MARRIOTT  
196 Rooms

Available

Insomnia  
cookies

SOCIAL  
BURGER

STARBUCKS  
COFFEE

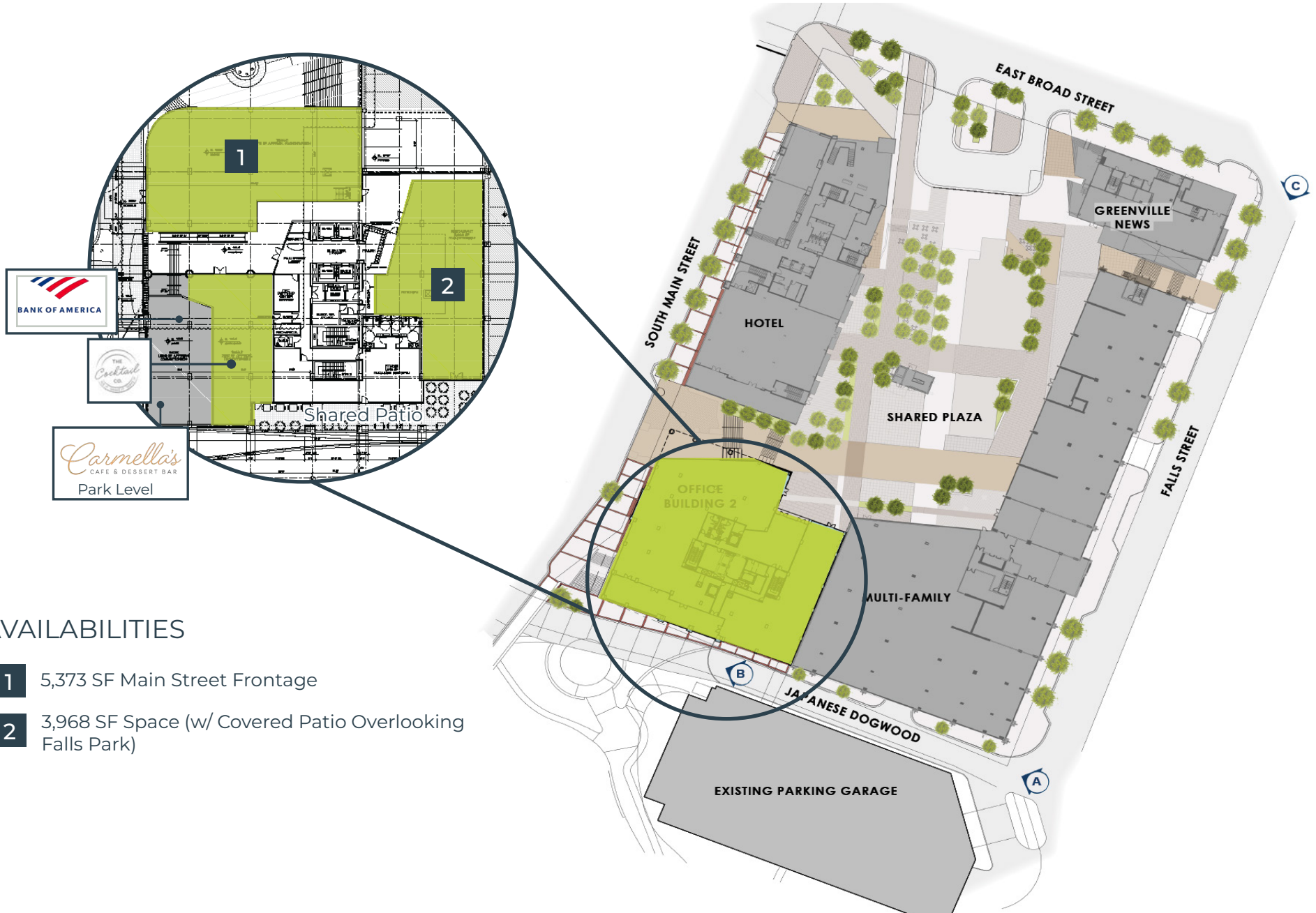
The NOW  
A MASSAGE BOUTIQUE

CAMP

Juniper  
RESTAURANT & BAR

elliott davis

# FALLS TOWER SITE PLAN (MAIN STREET)



## AVAILABILITIES

- 1** 5,373 SF Main Street Frontage
- 2** 3,968 SF Space (w/ Covered Patio Overlooking Falls Park)

# FALLS TOWER SITE PLAN (PLAZA LEVEL)



## AVAILABILITIES

- 1** 5,539 SF Space (w/ 2,453 SF Covered Patio Over looking Falls Park)-Plaza Level

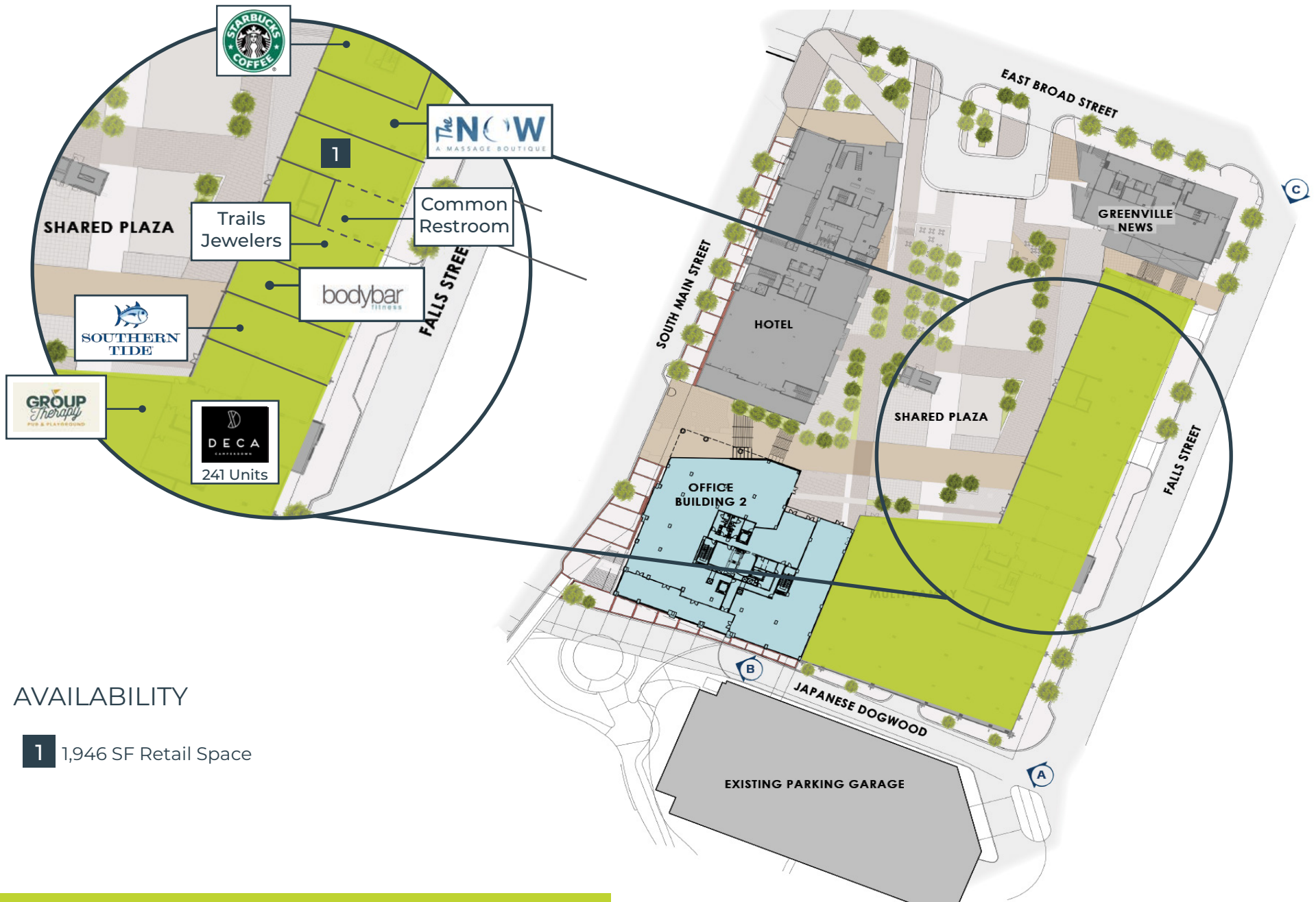


Great windows & high ceilings!



Amazing view & covered patio!

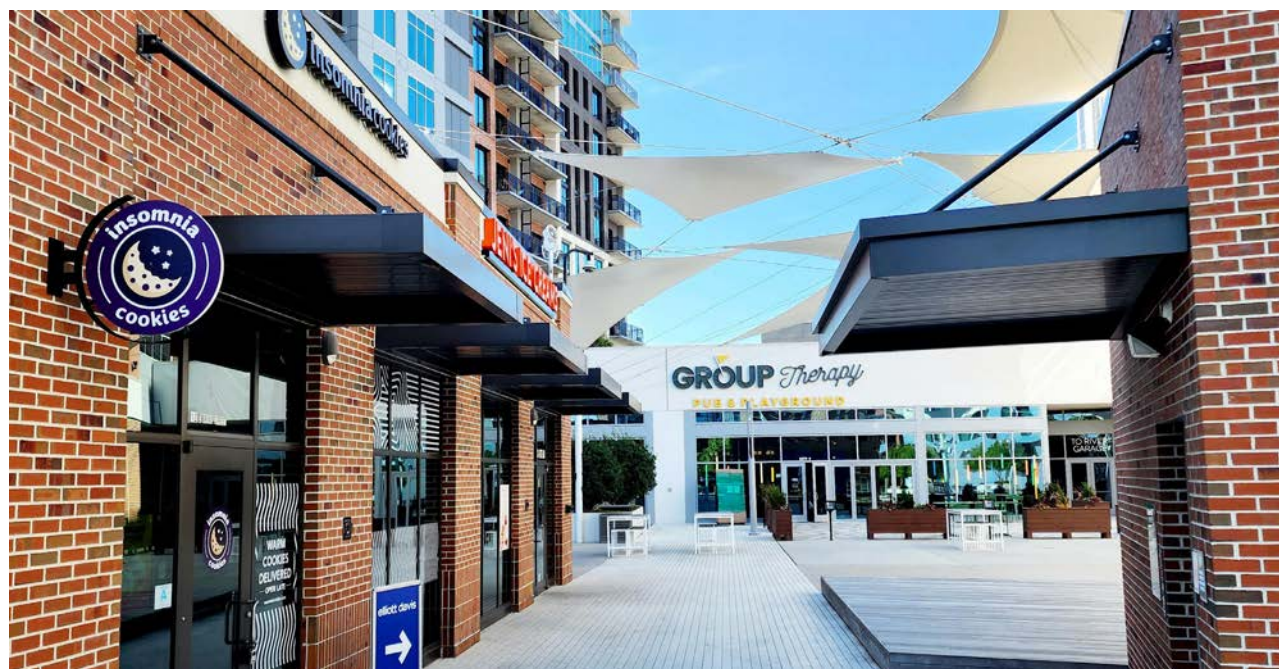
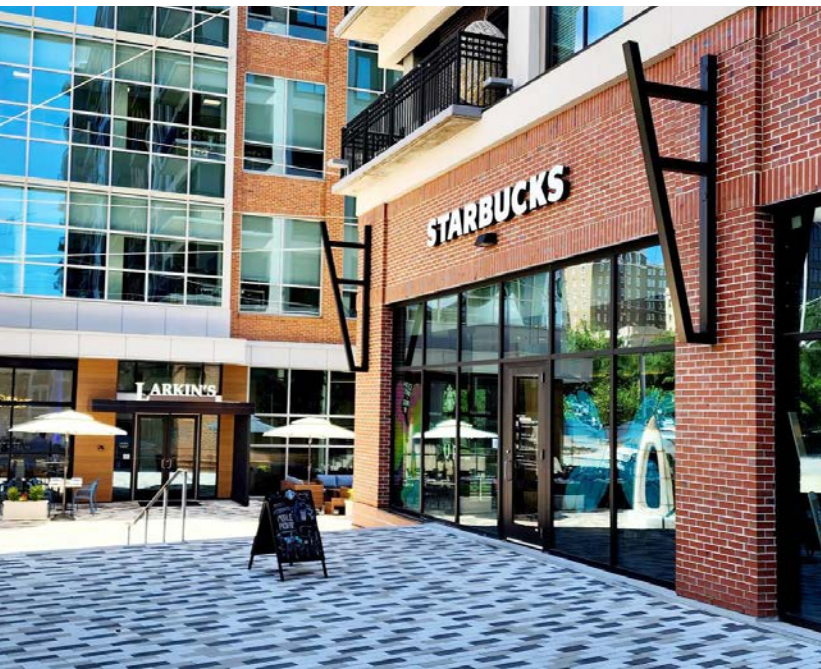
# DECA SITE PLAN



## AVAILABILITY

1 1,946 SF Retail Space

# CAMPERDOWN PHOTOS



# DEMOGRAPHICS

## POPULATION



12,046

Total Population (Esri)



32,419

Total Daytime Population (Esri)



30,234

Total Employees (Esri)

## KEY FACTS



Median Age



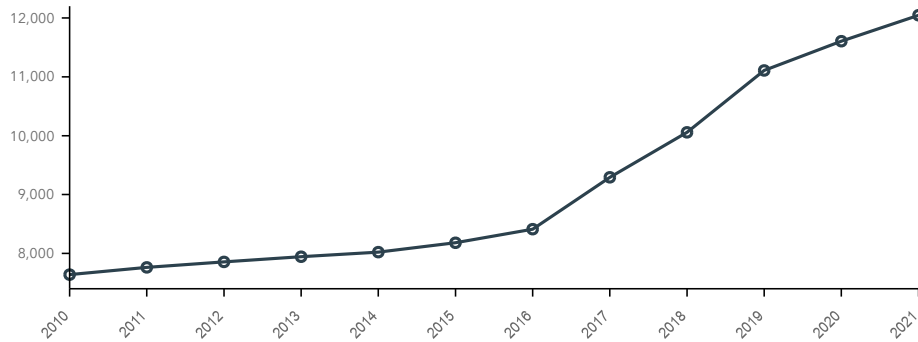
5,864

Households

\$55,901

Median Disposable Income

## HISTORICAL TRENDS: POPULATION



## POPULATION BY GENERATION



21.2%

Generation X:  
Born 1965 to 1980



23.3%

Baby Boomer:  
Born 1946 to 1964



5.7%

Greatest Gen:  
Born 1945/Earlier



30.7%

Millennial:  
Born 1981 to 1998



15.1%

Generation Z:  
Born 1999 to 2016



4.1%

Generation Alpha:  
Born 2017 or Later

## ANNUAL LIFESTYLE SPENDING



\$550,494,712

Annual Budget



\$66,132,767

Total Food Expenditures



\$27,245,889

Eating Away from Home



\$38,886,878

Eating at Home



\$4,430,786

Total Alcoholic Beverages



\$1,882,284

Alcoholic Beverages Away from Home



2,548,503

Alcoholic Beverages at Home



\$15,344,403

Apparel & Services



\$21,999,395

Entertainment & Recreation

# DOWNTOWN GREENVILLE, SC



**The Commons**  
Golden Brown & Delicions.  
S  
B  
TAP

**ONE City Plaza**  
ANTHROPOLOGIE  
MAST GENERAL STORE  
CANTINA 70  
BASIL  
TRUIST  
wxyz

**AJ Whittenberg Elementary**  
±535 students

**Markley Station**  
URBAN WREN  
HOPPIN'

Fluor Field

**Gather GVL**  
The 05  
GOX  
THE PASTA ADDICT  
YOLO

**Greenville High School**  
±1,500 students

County Square  
Redvelopment

SIDEWALL

**Noma Square**  
Kilwins  
ANTONIO BERRIOLOS  
Wine Pair  
BOOP  
SLUSHI DO  
STARBUCKS

**Bon Secours Wellness Arena**  
±15,000 seats

Pettigru Historic  
District

Cleveland Park

**McBee Station**  
Publix  
GREEKTOWN SKILLS  
URBAN AIR/PIPER  
Great Clips  
Staples

**Camperdown**  
AC PROFILES  
CAMP  
Juniper  
STARBUCKS  
Jen's

Falls Park

Church Street

Academy Street

Academy Street

E. North Street

E. Washington Street

Academy Street

Main Street

Pendleton Street

Main Street

Laurens Road

385





# #YEAH THAT GREENVILLE

NAMED ONE OF THE TOP TEN  
FRIENDLIEST CITIES IN THE SOUTH  
*Southern Living 2024*

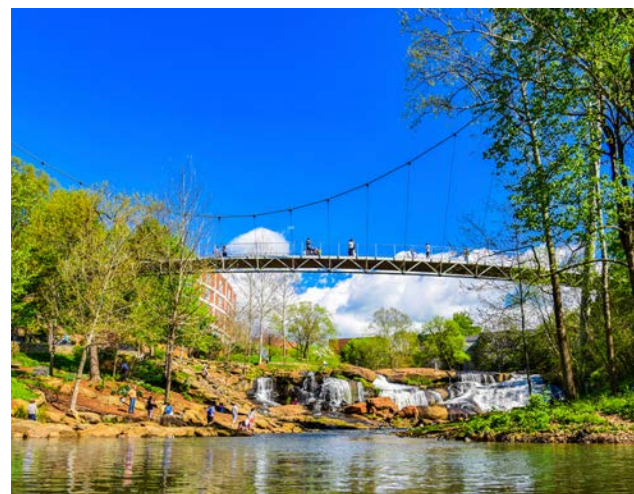
RANKED 6TH ON THE LIST OF  
“AMERICA’S BEST SMALL CITIES”  
*Conde Nast Traveler 2022*

RANKED NO. 1 FOR THE SOUTH’S  
BEST CITIES ON THE RISE 2022  
*Southern Living 2022*

TOP 10 FASTEST GROWING CITIES  
IN THE US  
*CNN Money 2023*

RANKED NO. 4 FOR THE BEST  
PLACE TO LIVE IN THE U.S.  
*U.S. News and World Report 2024*

RANKED NO. 20 OF 50 BEST  
PLACES TO TRAVEL IN THE WORLD  
*Travel & Leisure 2022*





CAMPBELL  
DOWNTOWN

LEASING

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