

LEGACY SQUARE PHASE III

GREENVILLE



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LEGACY SQUARE

HOLLINGSWORTH PARK

—VERDAE—

ABOUT VERDAE

Transforming 1,100 prime city acres into a dynamic urban community, Verdae is Greenville's largest masterplan community. Verdae comprises an assortment of housing options at varying price points, thriving commercial districts, and an array of recreational amenities. Fostering a walkable environment with jobs close to home, Verdae's vision ranges from corporate headquarters and niche offices, to a village square filled with specialty retailers, local restaurants, and professional services. Situated between two major retail corridors (Woodruff Road and Laurens Road), and at the intersection of I-85 and I-385.

COMING SOON TO VERDAE

- Swamp Rabbit Trail (Extension to CU-ICAR)
- Verdae Boulevard Streetscaping and Pedestrian Pathway
- Woodruff Road Connector
- Camperdown Academy relocation
- Saskatoon Lodge relocation
- Internal Medicine Associates (new Class-A medical office)
- Chelsea Towns (78 townhomes)
- Bella Grove (70+ homes)

LEGACY SQUARE PHASE III AT VERDAE



*Conceptual rendering

LEGACY SQUARE



Legacy Square is located in the heart of the Verdae masterplan community, an ±1,100 acre mixed-use development, comprised of residential, office, retail, and greenspace. This is a rare opportunity to benefit from the community of a master-planned development, while also taking advantage of close proximity to long-established communities and infrastructure. Legacy Square will serve as an amenity to those living and working in Verdae, as well as a unique destination for surrounding neighborhoods and commercial districts.

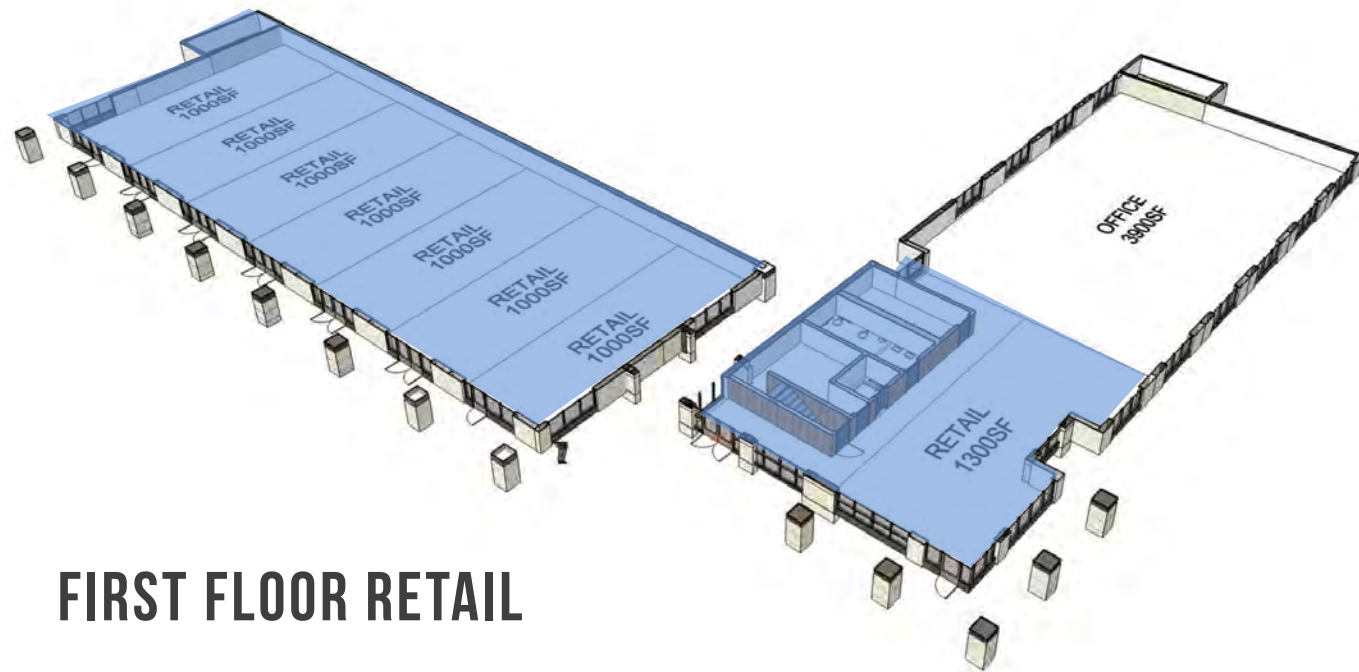
JOIN THESE BUSINESSES IN LEGACY SQUARE





... LEGACY SQUARE ...

PHASE 3



FIRST FLOOR RETAIL



PROPERTY ATTRIBUTES

- Available: ±1,000 - 7,000 SF
- Three endcap opportunities with outstanding visibility
- Patio seating opportunities
- On-site parking
- Mixed-use building with office space on the second and third floors totaling ±33,000 SF
- Across the street from Legacy Park
- Nearby businesses include Fluor, Hubbell Lighting, CUICAR, TD Bank and GE

LEGACY SQUARE
HOLLINGSWORTH PARK
—VERDAE—

DEMOGRAPHICS

POPULATION



	1 MILE	3 MILES	5 MILES
(2010)	1,509	40,192	147,730
(2017)	3,288	46,465	164,219
(2022)	3,860	50,916	176,942

HOUSEHOLDS



	1 MILE	3 MILES	5 MILES
(2010)	905	18,599	62,732
(2017)	1,739	21,453	70,067
(2022)	2,033	23,458	75,646

AVG HOUSEHOLD INCOME



	1 MILE	3 MILES	5 MILES
(2017)	\$96,522	\$73,937	\$77,315
(2022)	\$110,074	\$85,032	\$87,878

BUSINESS INFO



	1 MILE	3 MILES	5 MILES
BUSINESSES	356	3,961	9,801
EMPLOYEES	7,080	67,584	145,603

SOURCE: ESRI BUSINESS ANALYST





GREENVILLE, SOUTH CAROLINA

5TH
MOST FUN & AFFORDABLE
CITY IN THE U.S.
BUSINESS WEEK

THE NEXT BIG
FOOD CITY
OF THE SOUTH
ESQUIRE

3RD
MOST SCENIC BIKE
TRAIL ACROSS AMERICA
NY POST, 2016

ONE OF FIVE
BEST PLACES IN AMERICA
AARP

TOP
10 BEST PLACES
TO LIVE (2016)
MENS JOURNAL

3RD STRONGEST JOB
MARKET IN AMERICA
BLOOMBERG BUSINESSWEEK

4TH
FASTEST GROWING
CITY IN THE U.S.
US CENSUS BUREAU

ONE OF THE BEST
CITIES FOR YOUNG ADULTS
FORBES

ONE OF 52
PLACES TO VISIT IN 2017
THE NEW YORK TIMES

••• LEGACY SQUARE •••

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