

BRIDGEWAY

GREENVILLE'S FIRST TOWN CENTER OPEN FOR BUSINESS

STATION



Inspired by international architectural elements and fueled by local developer insight, BridgeWay Station will be a first of its kind mixed-use development in the Upstate of South Carolina featuring a diverse tenant mix of retail, restaurant, entertainment and office tenants.

PHASE 1 NOW OPEN



WORK & PLAY

BridgeWay Station features tens of thousands of square feet of retail and office space as well as numerous outdoor gathering spaces that provide unique experiences to elevate work and create engaged living.



ABUNDANT PARKING

Patrons can enjoy the downtown vibe without the hassle of finding and paying for parking. Parking options are easy to find in BridgeWay's large surface lots and covered parking decks.



MIXED USE HUB

BridgeWay's work and play culture attracts everyday users as well as visitors from all corners of the city, state, region and beyond. With retail, restaurants, office space, residential and events, BridgeWay is the Upstate's next entertainment destination.



MASTER PLAN



- Retail
- Entertainment
- Residential
- Market
- Hotel
- Office
- Civic
- Health Club
- Parking

PHASE 1

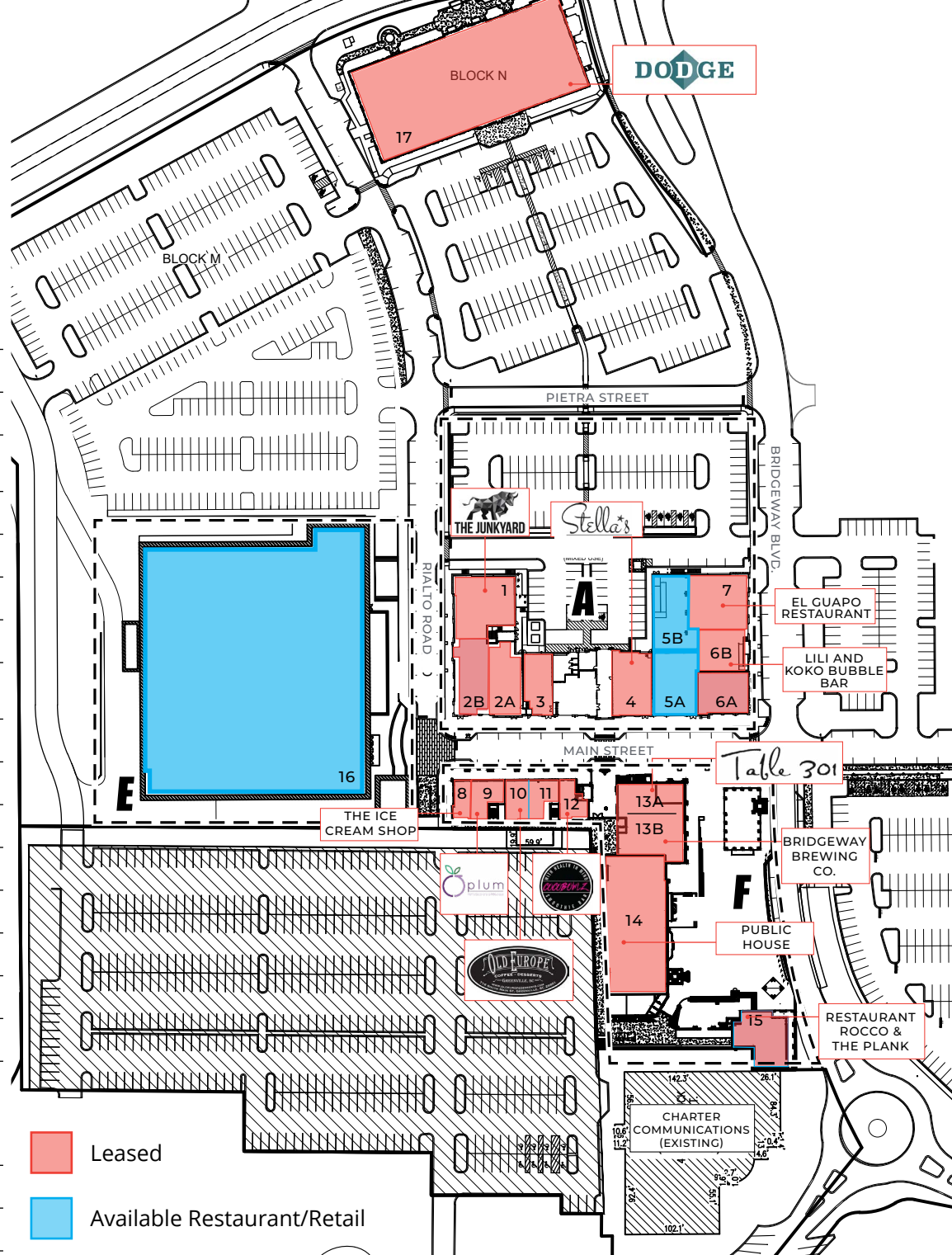
ENTERTAINMENT DISTRICT

BridgeWay's entertainment district is Greenville's favorite place for friends and family to gather. Featuring local and national restaurant, retail and entertainment tenants, this is the ideal place to shop, eat and explore with the community. **Phase 1 now open.**

TENANT DIRECTORY & AVAILABILITIES

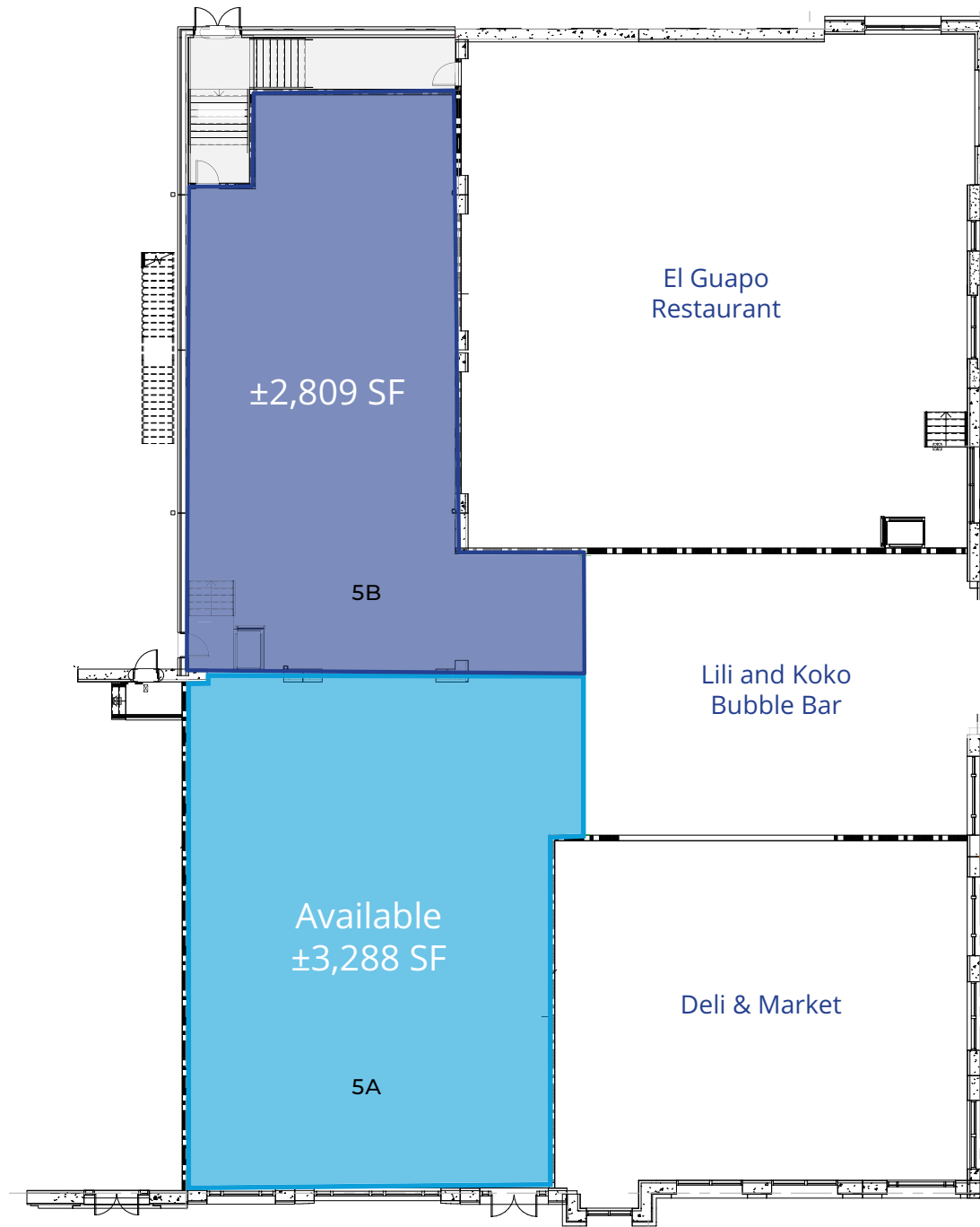
1	Junkyard Fitness	±3,976 SF	Fitness
2a	Le Chic Nails Lounge	±3,013 SF	Retail
2b	Jazz & Cocktail Bar	±3,000 SF	Retail
3	The Works	±2,169 SF	Co-working space
4	Stella's	±2,965 SF	Restaurant
*5a	Available	±3,288 SF	Available
*5b	Available	±2,809 SF	Available
6a	Deli & Market	±2,444 SF	Retail
6b	Lili and Koko Bubble Bar	±1,800 SF	Retail
7	El Guapo	±4,500 SF	Restaurant
8	The Ice Cream Shop	±800 SF	Restaurant
9	Plum	±1,459 SF	Retail
10-11	Old Europe Desserts	±1,453 SF	Retail
12	Cocobowlz	±1,133 SF	Restaurant
13a	Table 301	±5,607 SF	Restaurant
13b	Bridgeway Brewing Co.	±5,607 SF	Brewery
14	City Market	±10,555 SF	Food Hall
15	First Floor: Restaurant Rocco	±3,546 SF	Restaurant & Bar
	Second Floor: The Plank	±1,500 SF	
16	Available	±70,000 SF	Entertainment
17	Dodge Headquarters	±75,000 SF	Restaurant

* 5a ±3,288 SF and 5b ±2,809 can be combined for ±6,097 SF

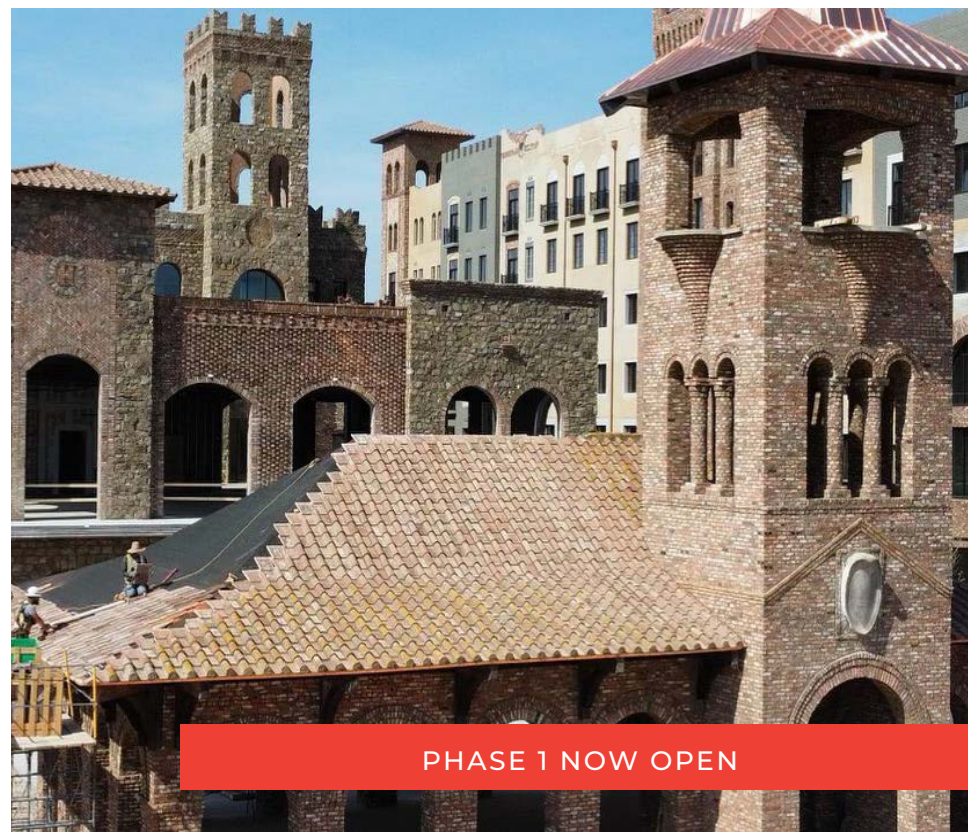


PHASE 1 INCLUDES 196 APARTMENTS

SUITE 5



ARCHITECTURE



PHASE 1 NOW OPEN



LOCATION

Located in booming Upstate South Carolina, BridgeWay Station is perfectly positioned in the Upstate's most versatile county of Greenville. Greenville has been named one of the fastest growing cities in America and ranked #3 on Southern Living's list of "The South's Best Cities on the Rise in 2021," making it the ideal place to introduce the Upstate to a town center.

BridgeWay Station is strategically situated directly off I-385 in Mauldin, SC. The town center will also feature a pedestrian bridge connecting the development to the nationally recognized Swamp Rabbit Trail.

\$117,285

Avg. HH Income in a
5-mile radius

Population of

413,919

in a 10-mile
radius

123,400 VPD

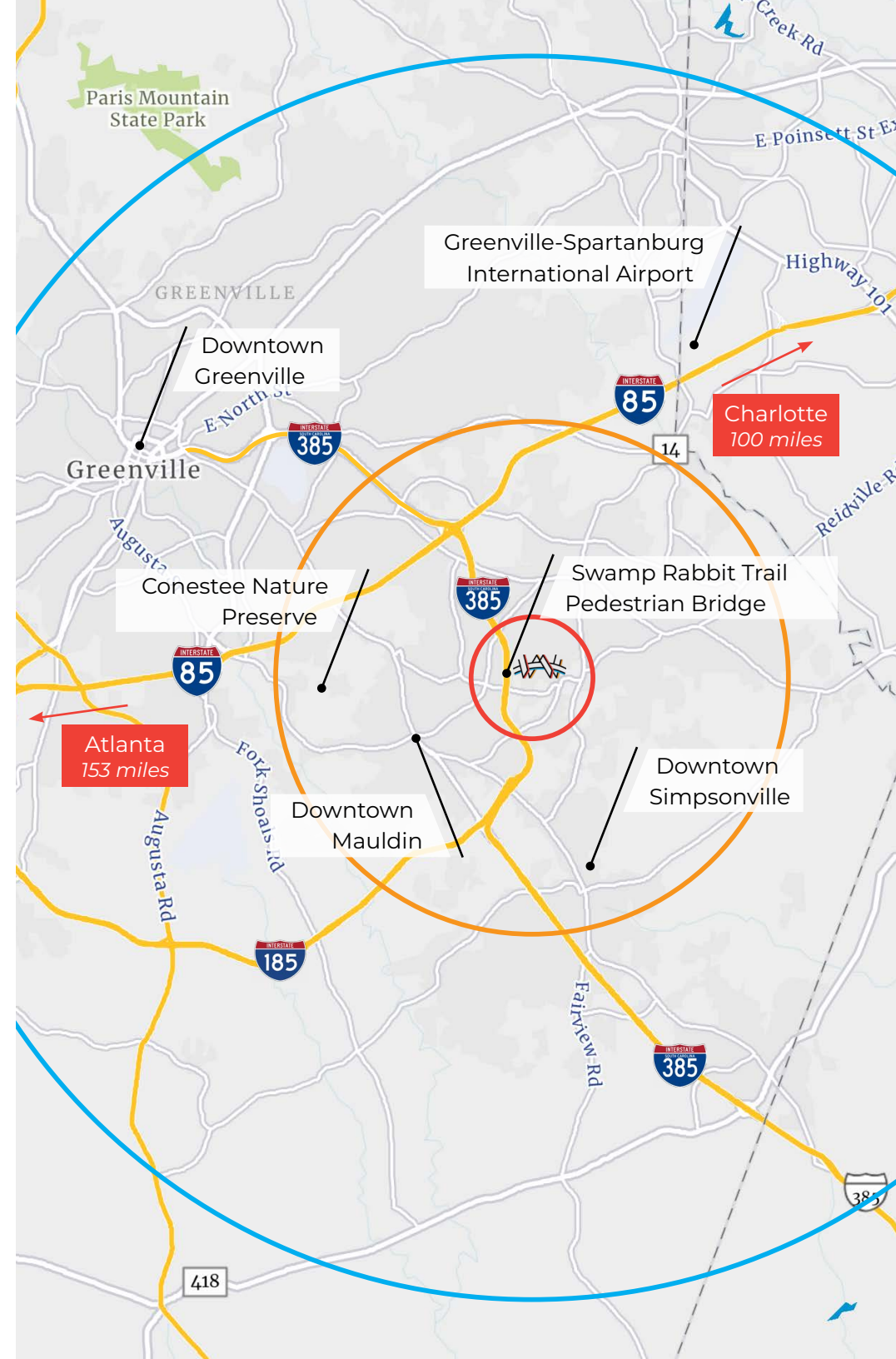
via I-85 at Woodruff Rd

84,900 VPD

via I-385 at Bridgeway

UPSTATE, SC

- **Fastest growing city in the nation**, ranked 9th
cnn money
- **Top 10 best places to live**
mens journal
- **One of the best cities for young adults**
forbes
- **One of five best places to retire**
carp
- **5th most fun & affordable city in the US**
business week



TENANT SPACE



THE WORX COWORKING SPACE NOW OPEN



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