



1320 HAMPTON AVENUE | GREENVILLE, SOUTH CAROLINA

FOR LEASE:

 **HAMPTON**
-STATION-

The logo icon is a stylized illustration of a water tower with a conical roof, enclosed within a square frame with decorative lines.

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Collett 

The logo icon is a stylized graphic of a building or structure with horizontal lines, resembling a stack of books or a modern architectural element.

WWW.COLLETTRE.COM

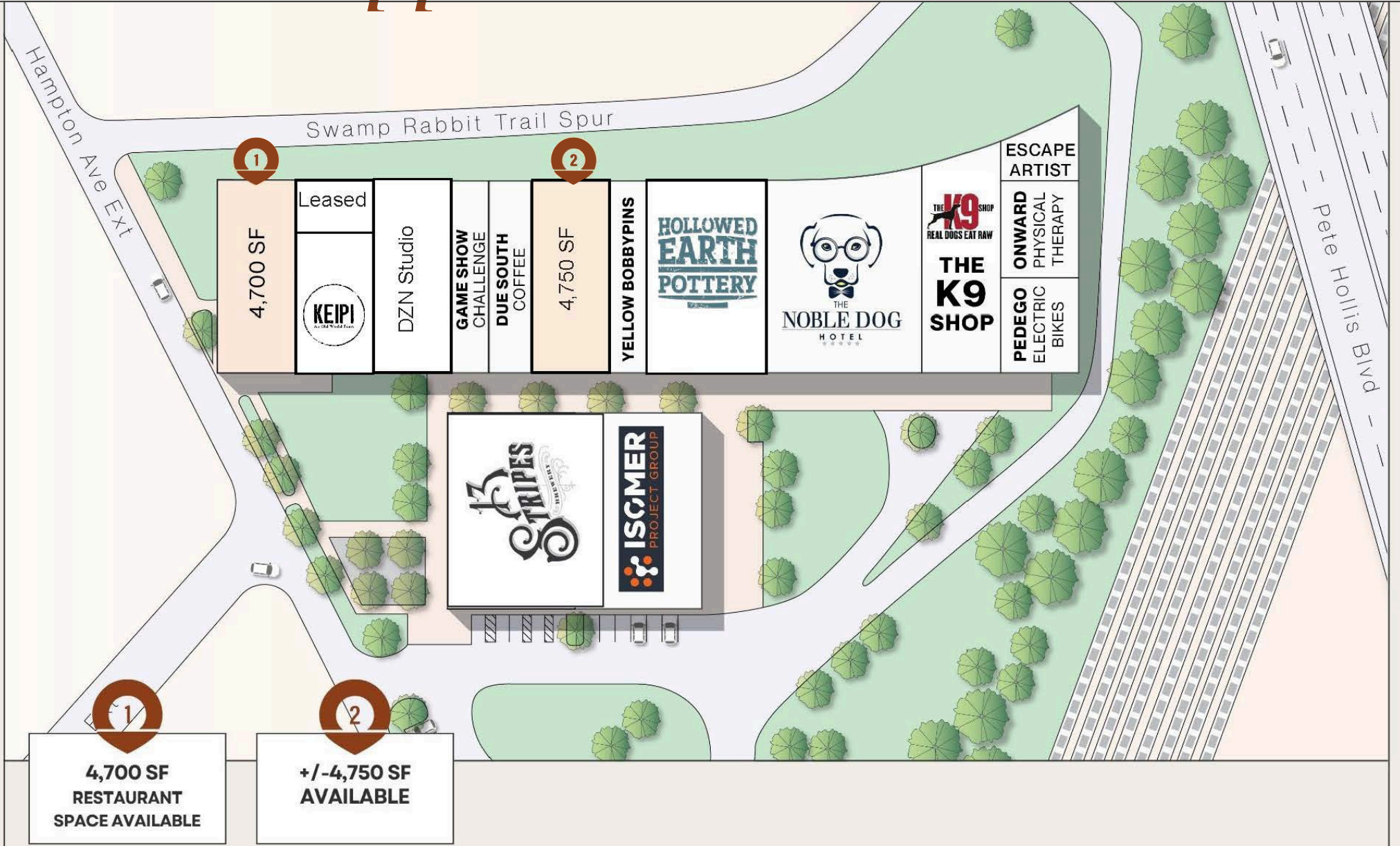


Property Overview



Hampton Station in Greenville, SC, is an emerging commercial hub blending historic charm with modern amenities. Once home to a textile mill, this revitalized area now offers a variety of commercial spaces, including office suites, retail storefronts, and industrial-style facilities. The adaptive reuse of the site has preserved its character, creating a unique atmosphere that attracts creative businesses, tech firms, and local entrepreneurs

Lease Opportunities



Property *Features*

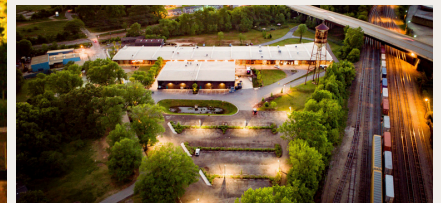


- **±4,750 SF AVAILABLE WITH A 60 DAY NOTICE**
- **±4,700 SF OF RESTAURANT SPACE AVAILABLE**
- **AMPLE ON-SITE PARKING**
- **LOCATED 1.3 MILES FROM DOWNTOWN GREENVILLE**
- **DIRECT ACCESS TO THE SWAMP RABBIT TRAIL**
- **PROXIMITY TO 700+ RESIDENTIAL UNITS**
- **NEW OWNERSHIP WITH PLANS TO ENHANCE**
- **GREEN SPACE AND UPDATE FACADES**



*A NEW APPROACH
TO WORK AND PLAY*

Property Photos



Property *Location*



Just 1.3 miles from downtown Greenville and situated along the Swamp Rabbit Trail Orange Line, the Hampton Station site accommodates a variety of uses, including office spaces, maker studios, indoor entertainment venues, and restaurants. Highlighted by a landmark water tower, visible for miles, the property provides a unique signage opportunity to make your brand stand out.



Property *Demographics*



1

MILE

POPULATION

10,609

PROJECTED POP

11,578

EMPLOYEES

2,942

HOUSEHOLD

4,408

3

MILES

POPULATION

83,917

PROJECTED POP

89,296

EMPLOYEES

47,697

HOUSEHOLD

35,666

5

MILES

POPULATION

164,545

PROJECTED POP

172,293

EMPLOYEES

87,614

HOUSEHOLD

69,855

Residential *Development*



HAMPTON STATION'S IMMEDIATE MICROMARKET IS RAPIDLY TRANSFORMING WITH NEW RESIDENTIAL DEVELOPMENT



WATER TOWER APARTMENTS

233-unit industrial-inspired apartment community



RIVERSIDE APARTMENTS

200-unit mid-rise apartment community



ON THE TRAIL GVL

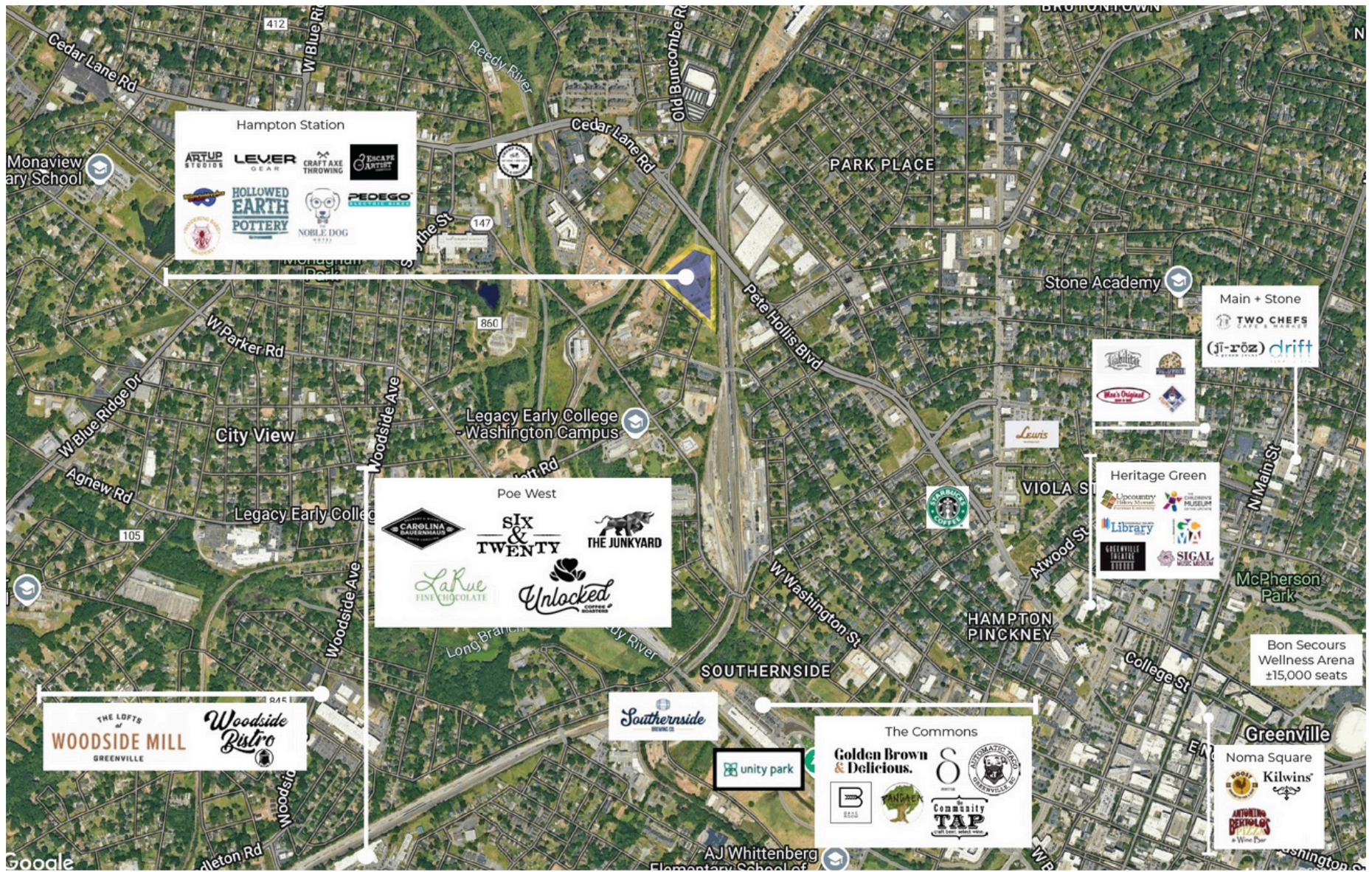
227-unit apartments with phase 1 breaking ground in Q1 of 2025



★ The Prisma Health Swamp Rabbit Trail (SRT) is a 28-mile greenway connecting Travelers Rest to Greenville, passing the Reedy River, historic railways, and city parks. **The Orange Line links to the Green Line, providing direct access near Hampton Station.**

★ In 2024, the City of Greenville reported **2.37 million trail users**: 63% pedestrians and 37% cyclists.

Property Aerial





HAMPTON -STATION-

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