



# BRIDGEWAY STATION













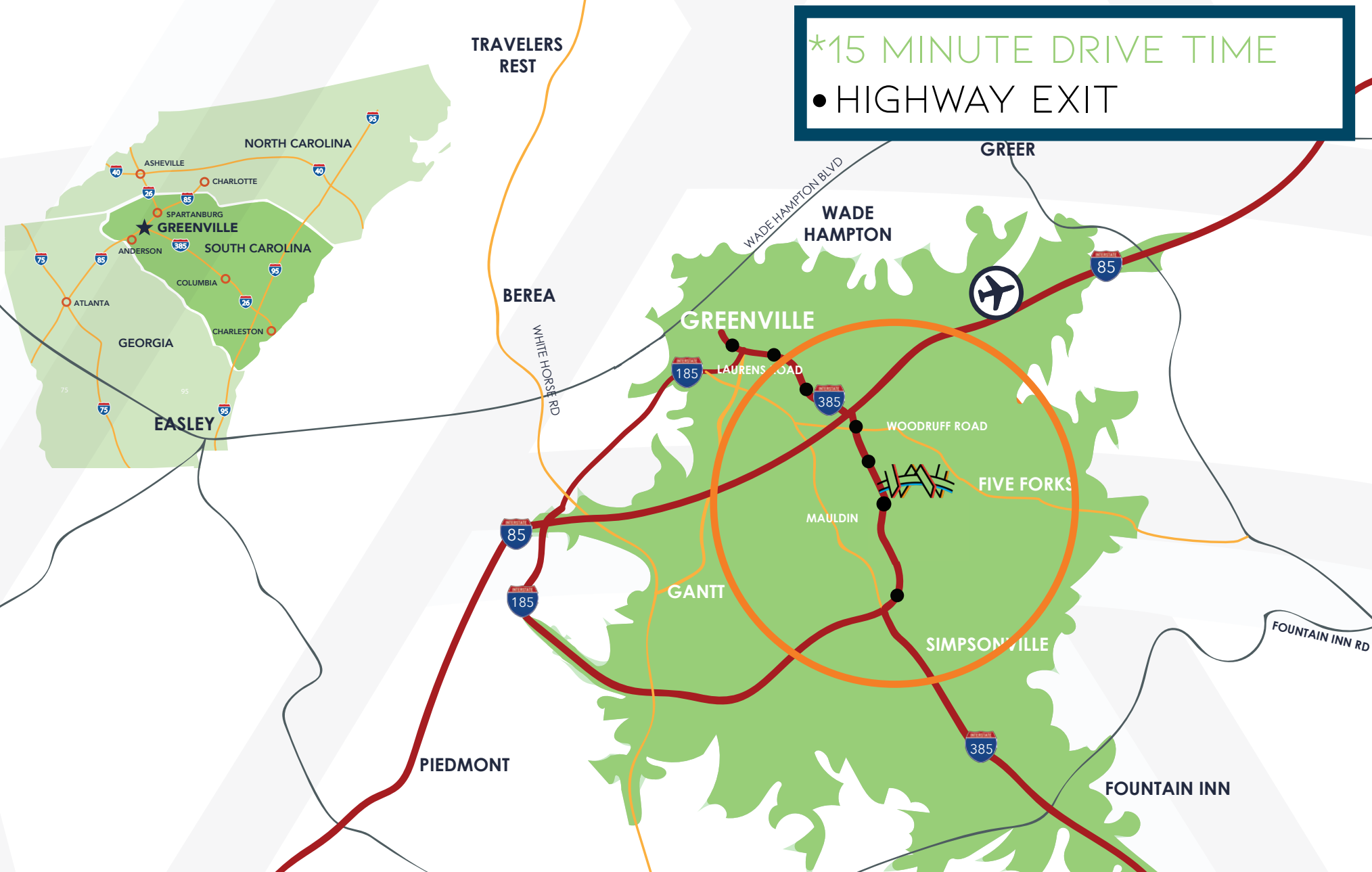
# LOCATION

IN THE PATH OF GROWTH, BRIDGEWAY STATION SITS PERFECTLY BETWEEN DOWNTOWN GREENVILLE AND THE FAST-GROWING COMMUNITIES OF SIMPSONVILLE, FIVE FORKS, AND MAULDIN.





\*15 MINUTE DRIVE TIME  
● HIGHWAY EXIT



**\$121,702**

*2022 AVERAGE HOUSEHOLD INCOME WITHIN 5-MILE RADIUS!*





*Phase 1 nearing completion*





# DEMOGRAPHICS

15 MINUTE DRIVE TIME COMPARISON



2022 POPULATION



2022 AVG.  
HOUSEHOLD INCOME



2022 HOUSEHOLDS  
BY INCOME \$100,000+

**BRIDGEWAY  
GREENVILLE, SC**

270,335

\$112,975

39%

**ST. JOHN'S  
TOWN CENTER  
JACKSONVILLE, FL**

202,586

\$96,438

31%

**AVALON,  
ALPHARETTA, GA**

330,919

\$165,559

61%

**SUMMIT AT  
FRITZ FARM,  
LEXINGTON, KY**

206,767

\$98,005

32%

**SOUTHPARK  
CHARLOTTE, NC**

348,180

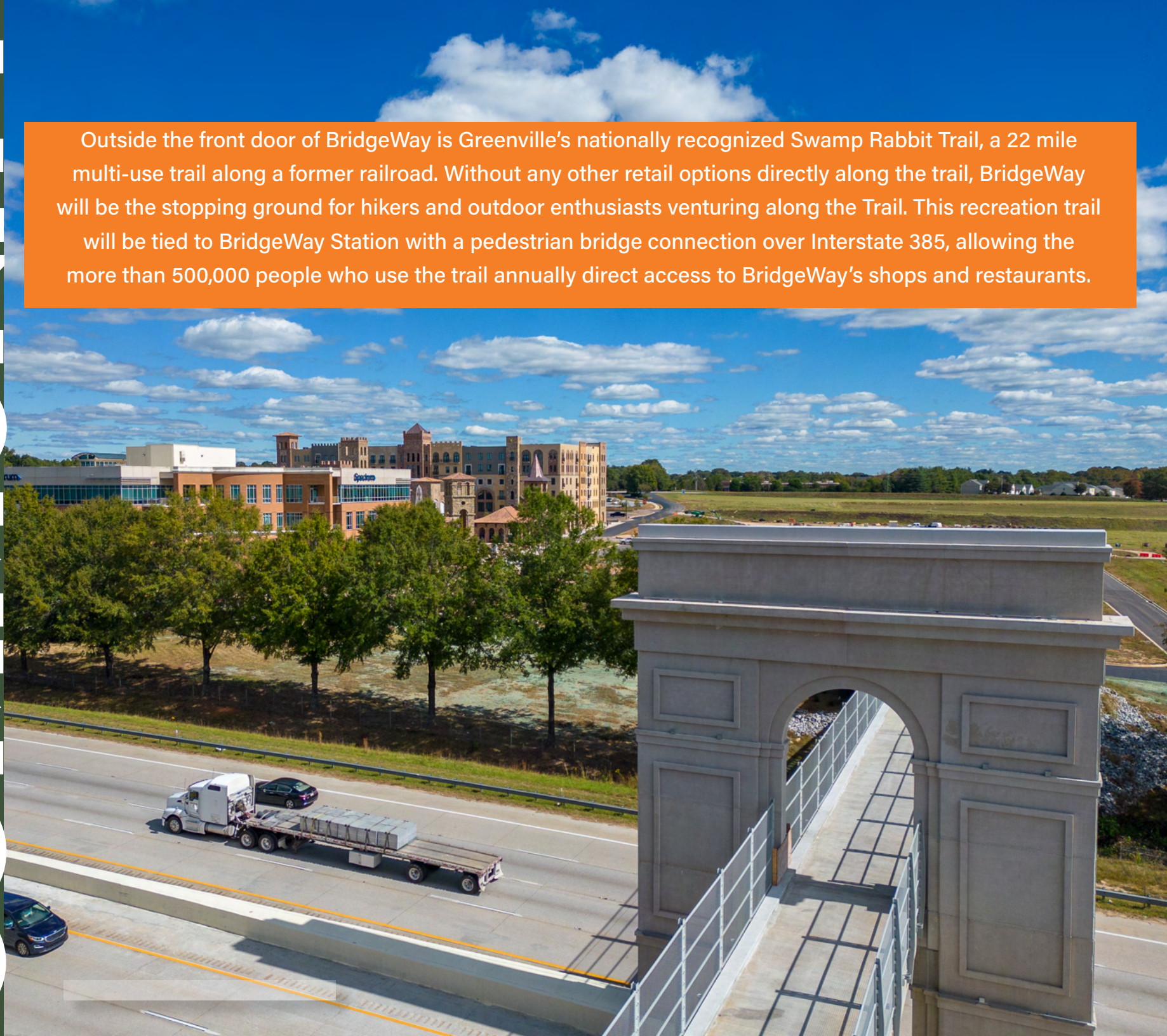
\$126,705

40%



# COMMUNITY

Outside the front door of BridgeWay is Greenville's nationally recognized Swamp Rabbit Trail, a 22 mile multi-use trail along a former railroad. Without any other retail options directly along the trail, BridgeWay will be the stopping ground for hikers and outdoor enthusiasts venturing along the Trail. This recreation trail will be tied to BridgeWay Station with a pedestrian bridge connection over Interstate 385, allowing the more than 500,000 people who use the trail annually direct access to BridgeWay's shops and restaurants.







WORK & PLAY  
PUBLIC EVENTS  
ENTERTAINMENT  
FAMILY FUN  
ABUNDANT PARKING







# PHASE ONE



## PROGRAM LEGEND

-  RETAIL + SHOPPING + DINING WITH MULTI-FAMILY ABOVE
-  OFFICE

385







15 SPACELINE FEET

APPROXIMATELY 6,500 SQUARE FEET OF PRIME MAIN STREET RETAIL SPACE

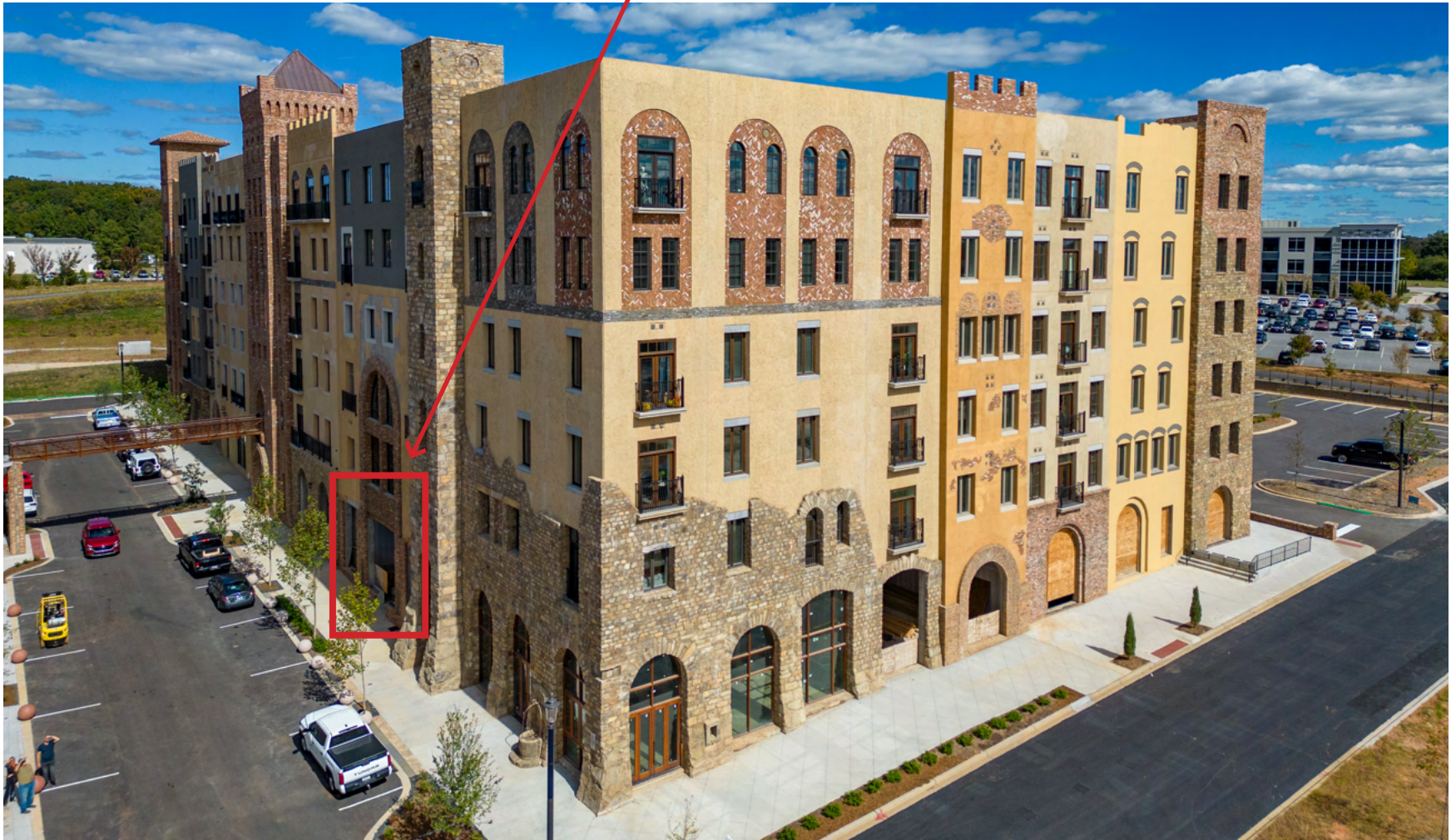


Table 301



THE WORX

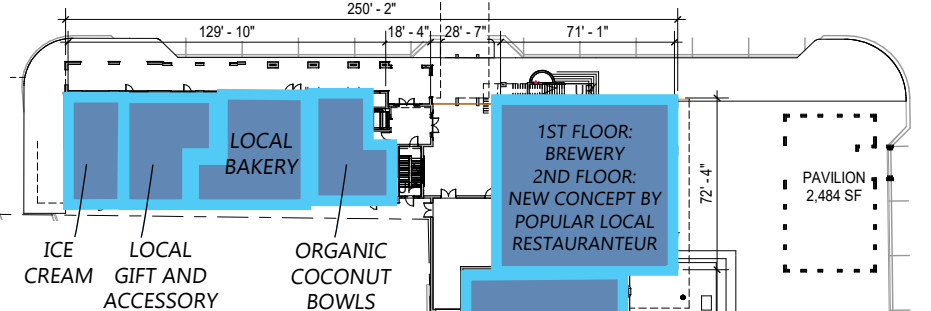
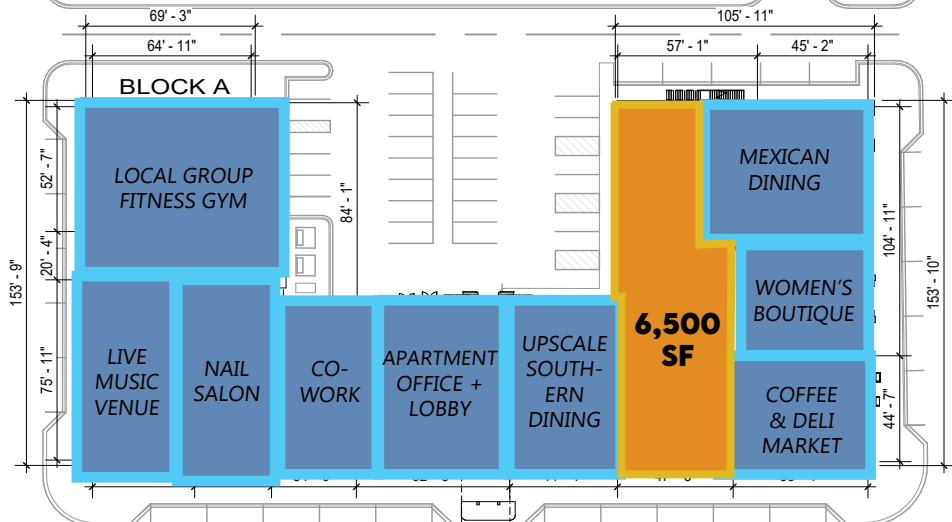


BLUES BOULEVARD jazz



THE PLANK OYSTERS CHARCUTERIE DESSERTS

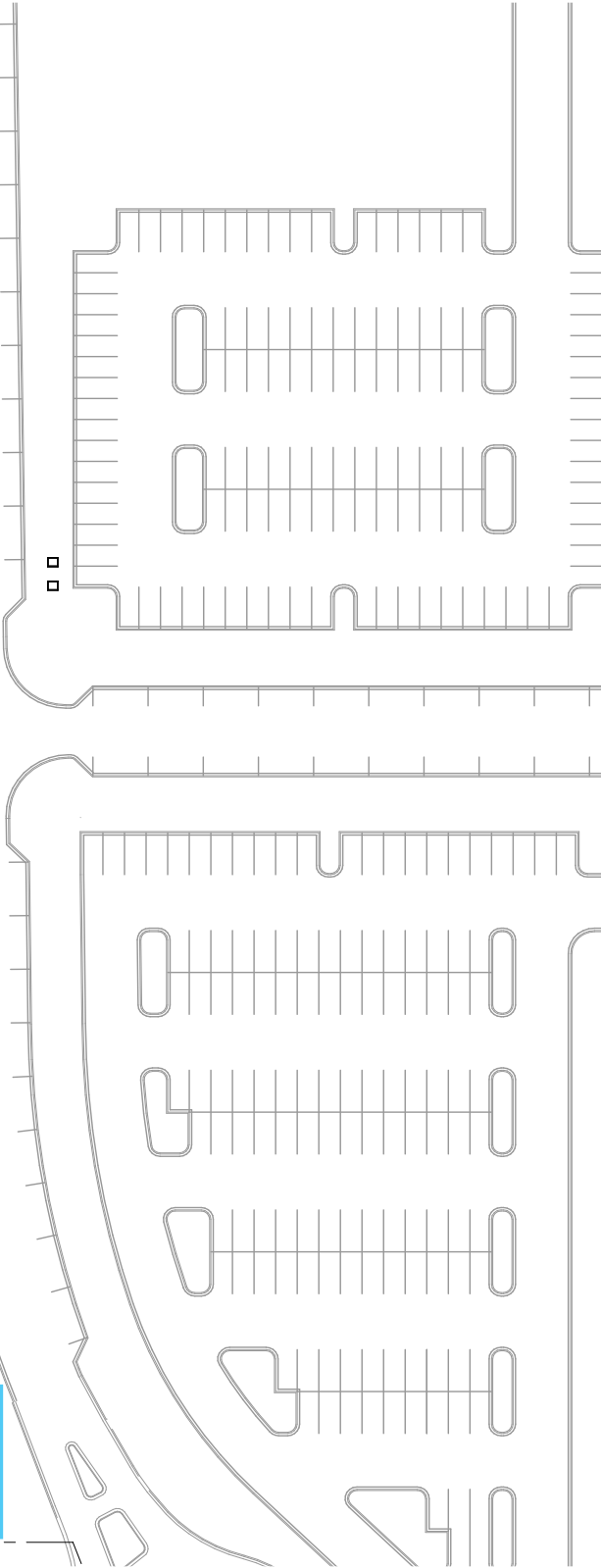




# BRIDGEWAY STATION

**LEASED**

**AVAILABLE**





# AUTHENTIC



COMBINING LOCAL EXPERTISE WITH INTERNATIONAL INFLUENCE, BRIDGEWAY STATION IS CONSTRUCTED WITH AUTHENTIC MATERIALS SELECTED AND SHIPPED STRAIGHT FROM ITALY, PLACEMAKING SUBJECTS, AND A MODERN, CONSUMER- FIRST MENTALITY.










# JOIN US







WORKING WITH A LOCAL TEAM,  
YOU WILL HAVE THE OPPORTUNITY TO  
GROW INTO AN EXPANDING MARKET  
THAT HAS BEEN LARGELY SHAPED BY THAT VERY TEAM.  
WITH COMPLETE CUSTOMIZATION OF  
SPACE NEEDS, SIGNAGE, ACCESS, PARKING, AND MORE,  
WE ARE CONFIDENT THAT A PARTNERSHIP TOGETHER  
CAN CREATE SOLUTIONS THAT ARE  
AUTHENTIC, SUSTAINABLE, AND IMPACTFUL  
ON THE COMMUNITY WE ARE GROWING.







BRIDGEWAY  
STATION



[www.BridgeWayStation.com](http://www.BridgeWayStation.com)