

# Welcome to BRIDGEWAY STATION

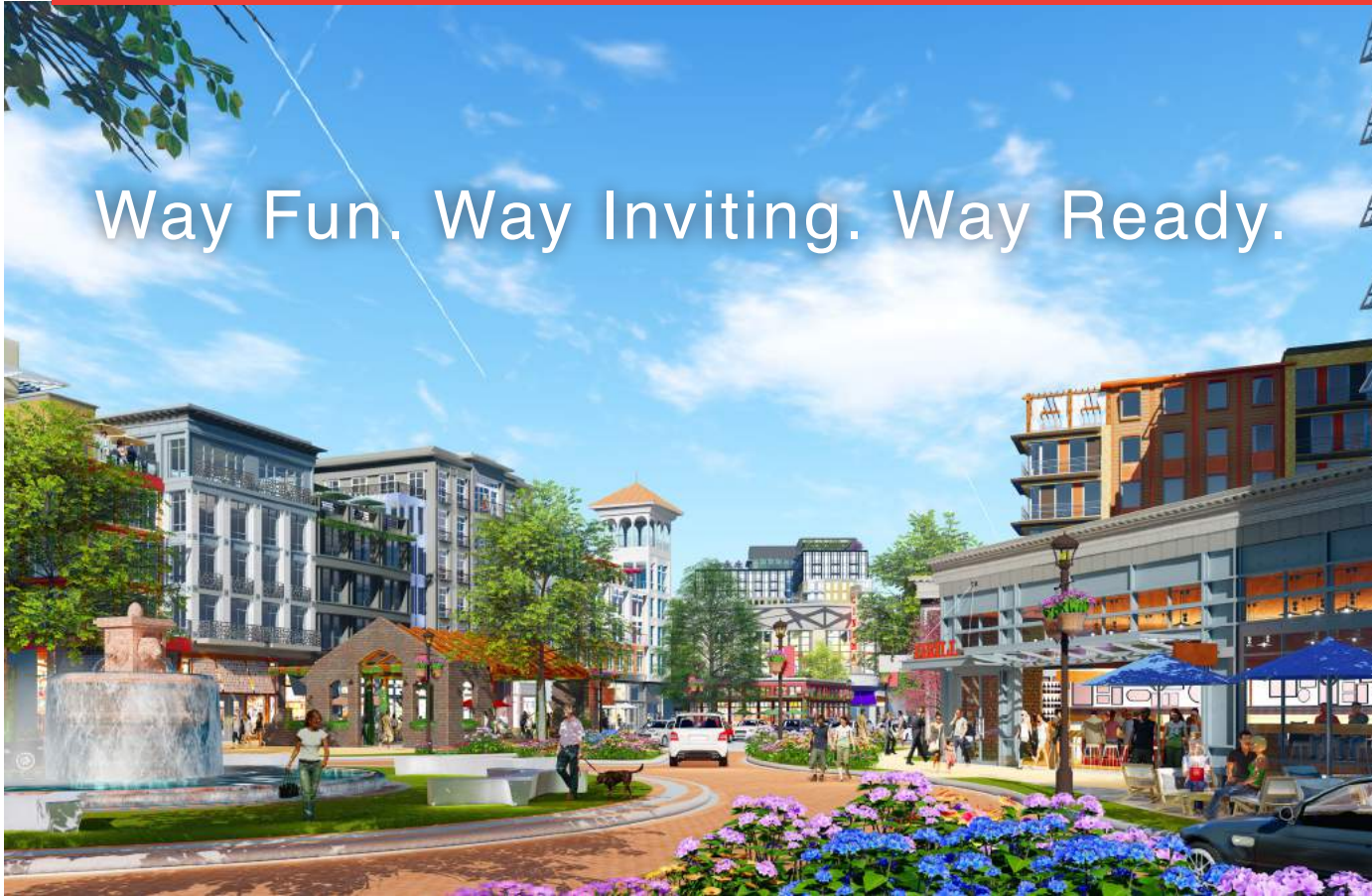
Way cool. Way exciting. Way energetic.

A way better New Town Center coming to Greenville, SC



BRIDGEWAY  
STATION

# Way Fun. Way Inviting. Way Ready.



City, meet suburbs. Upstate South Carolina is about to get something they've never seen before: a walkable, downtown Main Street in the heart of the fastest-growing community in Greenville, at a price and value you can't get anywhere else.

Free parking? You got it. Places to eat, drink, and be merry? Millions of square feet of it. Exercise, activity, hustle and bustle and surprises around every corner? Let's just say it's way cool and way better.

## DEMOGRAPHICS

	5 MILE	10 MILE	15 MILE
<b>Population</b>	120,390	375,303	567,116
<b>Daytime Population</b>	75,722	234,969	291,564
<b>Average HH Income (\$)</b>	88,563	75,846	71,505



MEET PHIL HUGHES AND HUGHES INVESTMENTS, the man and the team who make it all happen.

They've been an instrumental part of making Greenville the new "IT" city of the Southeast through their vibrant, mixed-use structures like Poinsett Plaza, RiverPlace, Rivers Edge and Falls Park Place. That's just a sample of the now-iconic, culturally-significant spaces they've designed here, which range from office to residential, retail, food & beverage, and beyond.

Phil's passionate about promoting regional economic development through the creation of beautiful spaces. From revitalizing Heritage Green, where he instated Hughes Library and the Children's Museum of the Upstate, to serving as Trustee, Life Governor and SC Chairman of the Urban Land Institute, to introducing new art installations on Main Street in downtown Greenville, this passion is woven into the fabric of his work.

Exciting, memorable placemaking is at the core of what Hughes Investments does—and Phil and his team are eager to break ground on a way better way to experience the Upstate.

Breaking ground on a **way better** way to experience the Upstate.



## ON THE WAY UP

Over the last ten years, it seems like every thing's coming up Greenville.

### WAY POPULAR

**Think fast:** we were named fourth fastest-growing city in the United States in 2017.\*

### WAY DISTINGUISHED

We're proud to be home to big-league companies that help keep the world turning.

- BMW
- Michelin
- Bosch
- General Electric
- Greenville Health System
- Siemens
- Proterra
- Sealed Air
- Lockheed Martin
- Samsung
- Honeywell

### WAY NEWSWORTHY

We're not the only ones who think Greenville is the place to be.

- #1 Micro American City of the Future, *fDi Magazine*, 2015
- #2 on the *Travel and Leisure* list of 50 Best Places to Travel in 2018, 2017
- #3 on the *Condé Nast* list of "Best Small Cities in the US," 2017
- #12 on the *New York Times* list of 52 Best Places to Go in the World, 2017
- A *Garden & Gun* Surprising Small Food Town, 2017
- A *USA Today* Underrated Food City in the South, 2017
- Top Underrated City for Art Lovers, *US News and World Report*, 2016

The New York Times TRAVEL+LEISURE CONDÉ NAST

GARDEN & GUN USA TODAY U.S. News fDi Magazine

\*United States Census Bureau.



## WAY CLOSE

BridgeWay Station is a short distance from Greenville's most populous neighborhoods.

Within 20 Minutes:

- 2017 Population: 389,649
- 2017 Median Income: \$88,563\*\*
- 2017 Home Value: \$175,308

\*\*Average household income taken from a 5-mile radius

## WAY CONVENIENT

The 4,094,000 sf property is **100% zoned** and owned, and over **71,000 cars** pass by the space on I-385 every day.

- More than **3,000ft of frontage** on I-385
- Retail, Class A Office, Residential, Hospitality
- Parks, bike paths and Swamp Rabbit Trail access coming soon

## WAY MIXED-USE

- Retail
- Class A Office Space
- Restaurants
- Bars
- Entertainment
- Pet Friendly
- Coming soon: Swamp Rabbit Trail Access
- Events
- Family Oriented
- Hospitality
- Fitness
- Free Parking
- Bike-friendly
- Shopping



# WHY GREENVILLE?

DOWNTOWN GREENVILLE

## Great American Main Street Award

– National Trust for Historic Preservation

## #7 Best state for business

– Chief Executive, 2014

## #7 Best in the US to visit in 2015

– Lonely Planet

## 12 Great Places to Go on a budget in 2017

– Money Magazine

## #3 Top Small City in the US

– Condé Nast Traveler Readers' Choice Award, 2017

## #6 On list of America's Engineering Capitals

– Forbes, 2014

## #1 Micro American City of the Future (Overall)

– fDi Magazine 2015

## #3 Best Fresco Dining Neighborhood

– 10 Best/USA Today

## 52 Places to Go in the World in 2017

– New York Times

## One of America's Most Affordable Cities

– Forbes, 2014

## Top 10 Underrated Cities for Art Lovers

– US News & World Report 2016

## TD Saturday Market Top 20 Event in the Southeast

– Southeast Tourism Society, 2013

## One of the 29 Best Small Cities in the US in 2018

– National Geographic

## 17.2% of BMW's total auto production is in Greenville

– BMW, 2016

## Top 10 Cycling Cities in the United States

– Global Cycling Network

## #2 Best Places to Travel in 2018

– Travel + Leisure

## #4 Fastest Growing City in the U.S.

– latest Census Bureau Report

## #3 Top State to Do Business

– Area Development, 2014

## Top 10 Small Cities Where Business is Thriving

– Entrepreneur, 2015

## #3 Best Urban Trail

– 10 Best/USA Today

## Top 10 Cities for Millennials to Live In

– Growella.com

## Best Places to Retire

– AARP, 2013

## #21 Best Summer Vacation Spot

– WalletHub, 2017

## \$600 million

EXPANSION OF BMW FACILITY TAKING WORKFORCE TO 10,000  
– Forbes, 2017

FALLS PARK ON THE REEDY

## Top 10 Park in the US

– Trip Advisor, 2014

## Top 16 South's Best Girlfriend Getaways

– Southern Living

UPSTATE SC

## Top Destination for Foreign Direct Investment

– 2013 Global Location Trends

JOCASSEE GORGES

## One of "50 of the World's Last Great Places"

– National Geographic Magazine, 2012

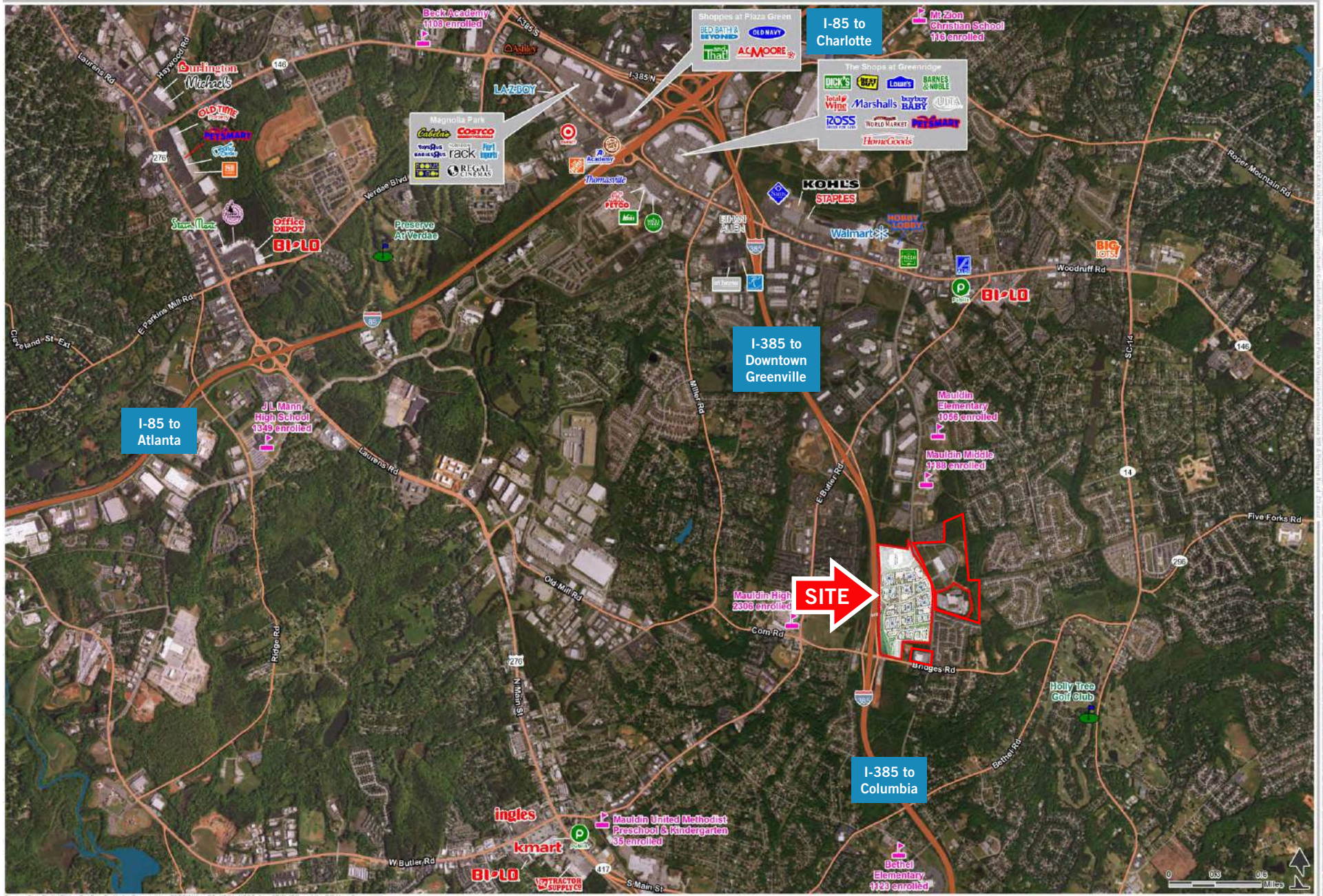


BRIDGEWAY STATION

# FULL MASTER PLAN: STREET LEVEL – ADDITIONAL PLANS ENCLOSED



# IN THE PATH OF GROWTH



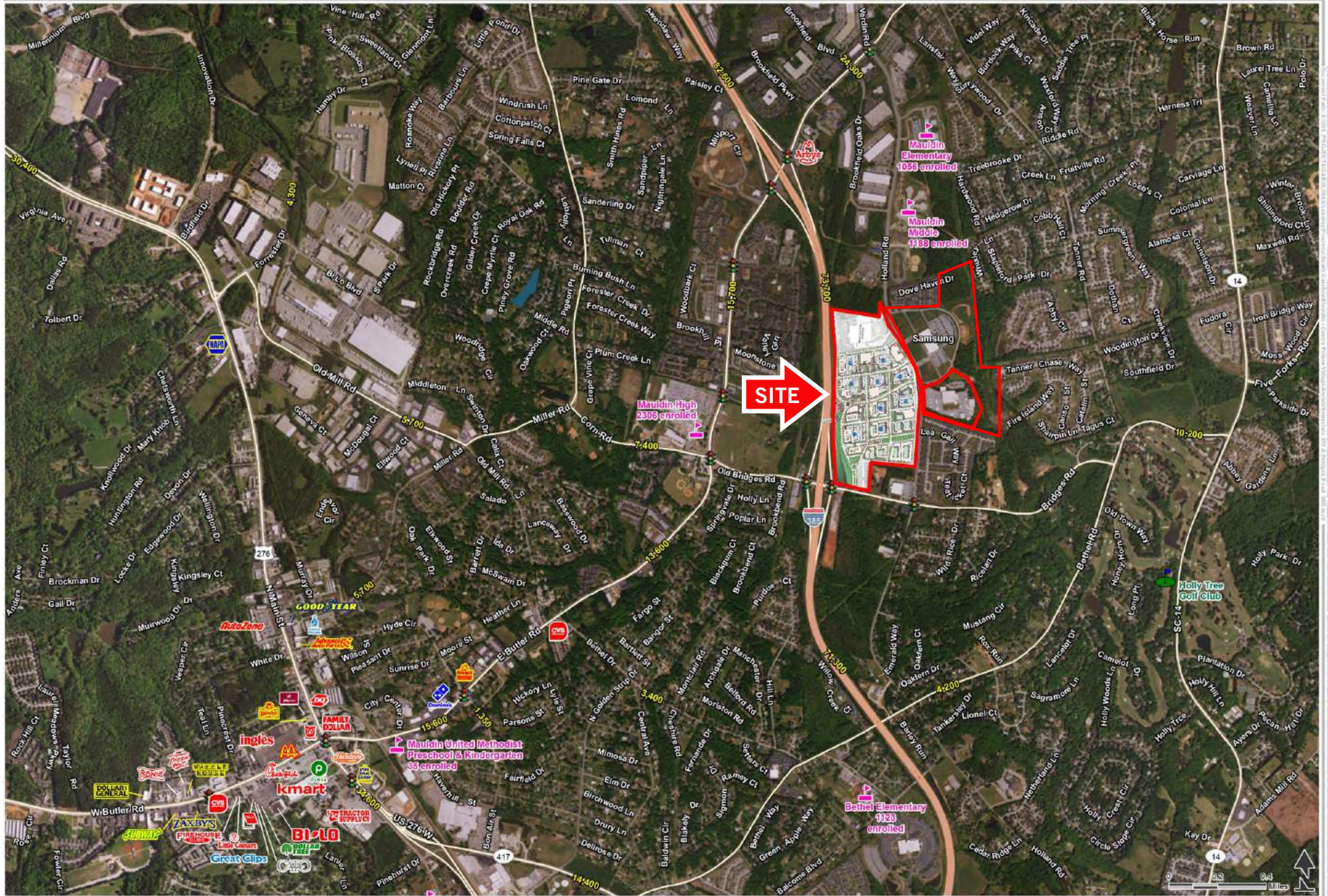
THE SHIPPING CENTER GROUP

September 2017

Interstate 385 & Bridges Road  
Mauldin, South Carolina

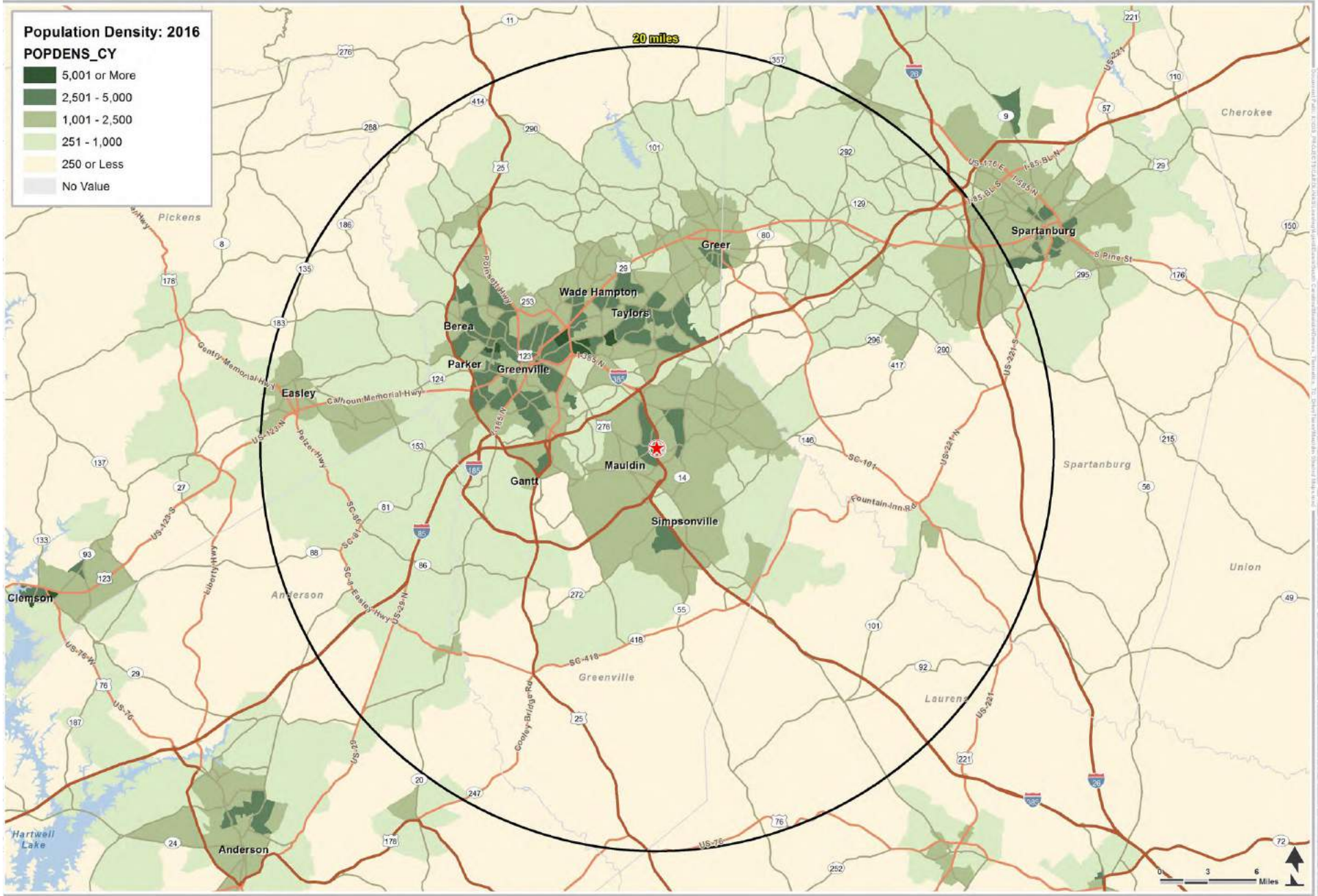
Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNR/Airbox DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

# INTERSTATE FRONTAGE AND ACCESS



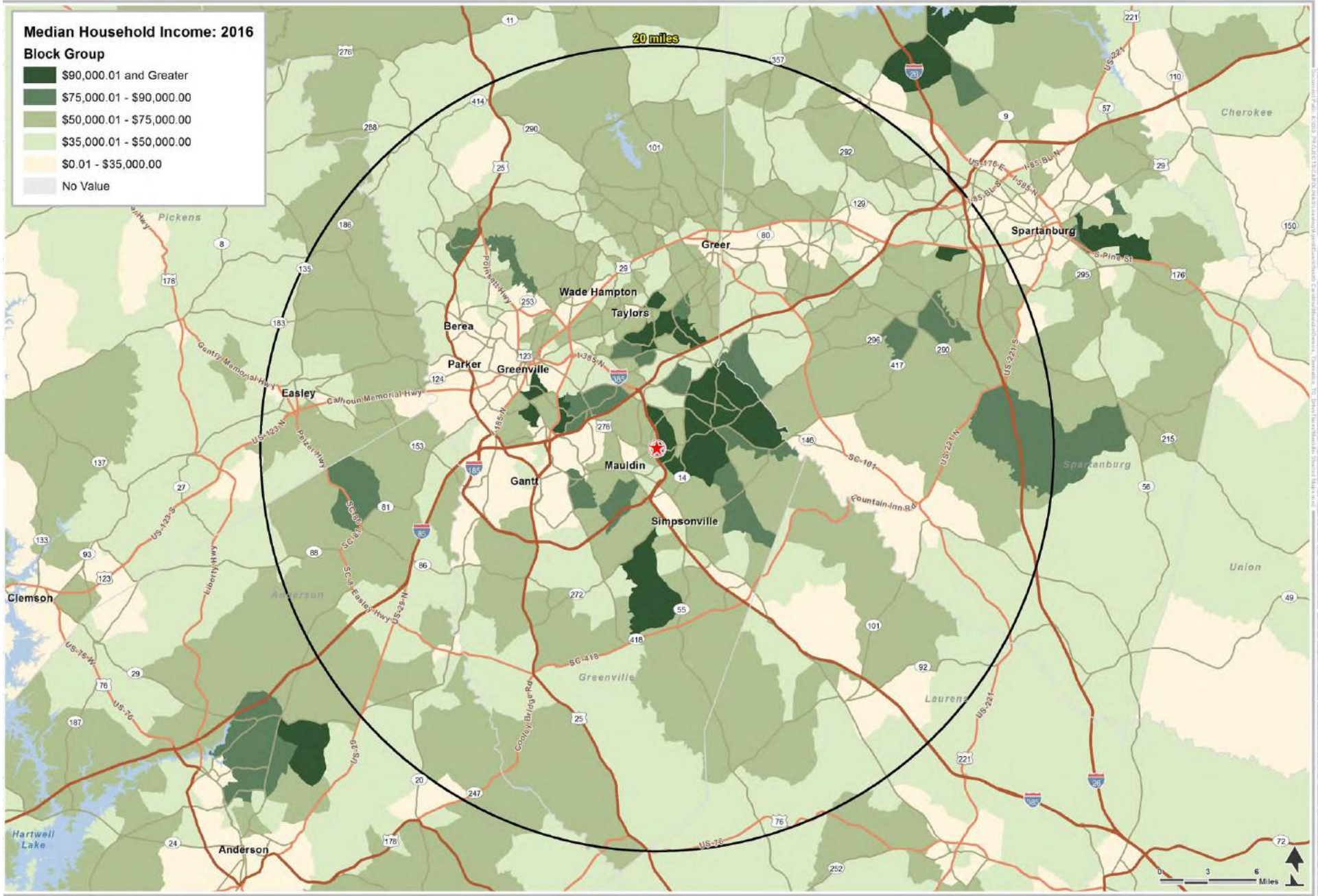
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# DEMOGRAPHICS

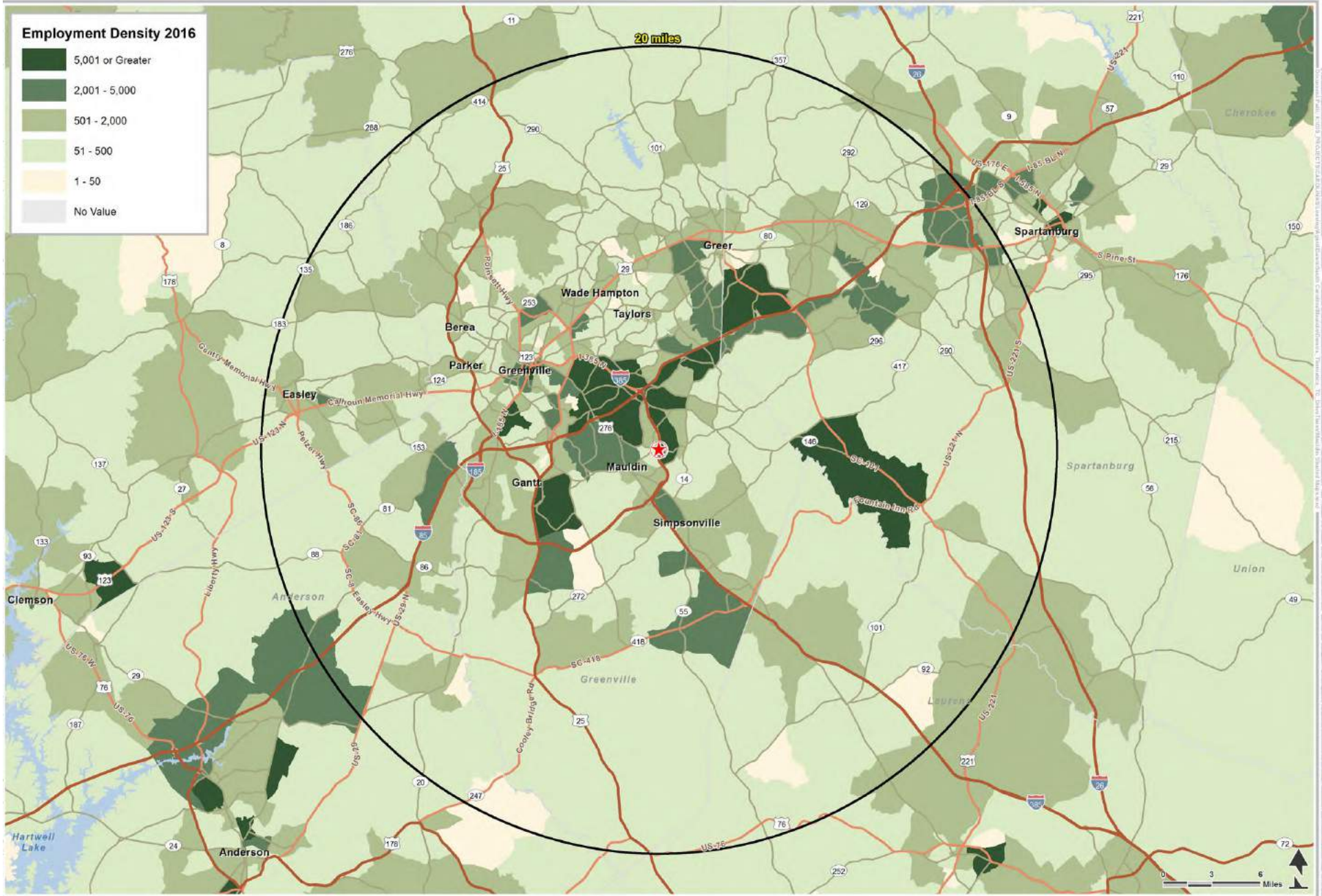




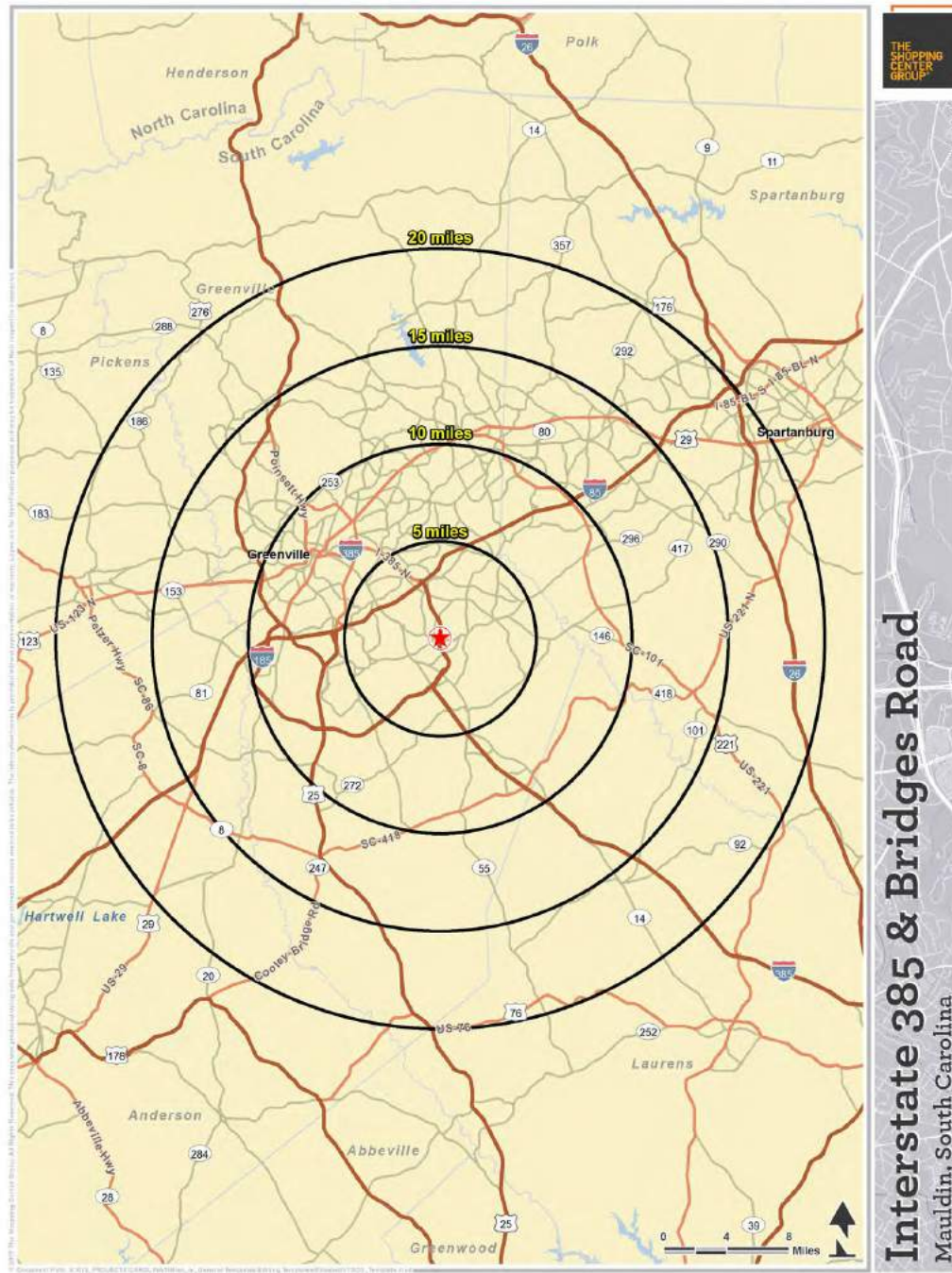
# DEMOGRAPHICS



# DEMOGRAPHICS



# DEMOGRAPHICS – RADIUS MAP



# DEMOGRAPHICS – 20 MILE RADIUS



## Summary Demographic Profile

Interstate 385 & Bridges Road  
Mauldin, SC

Prepared By TSCG  
Latitude: 34.79085  
Longitude: -82.28048

	5 miles	10 miles	15 miles	20 miles
<b>Population</b>				
2017 Total Population	120,390	375,303	567,116	726,039
2022 Total Population	132,072	407,048	610,702	777,325
2010 Total Population	105,753	331,029	506,746	655,594
2017 Group Quarters Population	664	7,075	10,638	11,764
2010-2016 Population: Annual Growth Rate	1.80%	1.75%	1.56%	1.42%
2016-2021 Population: Annual Growth Rate	1.87%	1.64%	1.49%	1.37%
2017 Male Population	57,974	182,000	275,855	353,881
2017 Female Population	62,416	193,303	291,261	372,158
2017 Median Age	39.1	38.2	38.3	38.8

	5 miles	10 miles	15 miles	20 miles
<b>Households</b>				
2017 Total Households	47,867	148,019	220,426	280,454
2022 Total Households	52,441	160,405	237,130	299,884
2017 Owner Occupied Housing Units	33,589	96,371	148,660	193,636
2017 Median Home Value	\$191,312	\$177,530	\$166,586	\$161,313

	5 miles	7.5 miles	10 miles	12.5 miles	15 miles	17.5 miles	20 miles	
<b>Population By Race</b>								
2017 White Population	91,099	75.67%	263,107	70.11%	413,052	72.83%	541,745	74.62%
2017 Black/African American Population	19,048	15.82%	77,370	20.62%	101,706	17.93%	121,038	16.67%
2017 American Indian/Alaska Native Population	300	0.25%	1,074	0.29%	1,734	0.31%	2,179	0.30%
2017 Asian Population	4,350	3.61%	10,136	2.70%	12,470	2.20%	15,328	2.11%
2017 Pacific Islander Population	77	0.06%	293	0.08%	375	0.07%	412	0.06%
2017 Other Race Population	2,860	2.38%	14,757	3.93%	24,825	4.38%	29,303	4.04%
2017 Hispanic Population	8,227	6.83%	32,776	8.73%	51,271	9.04%	60,225	8.30%

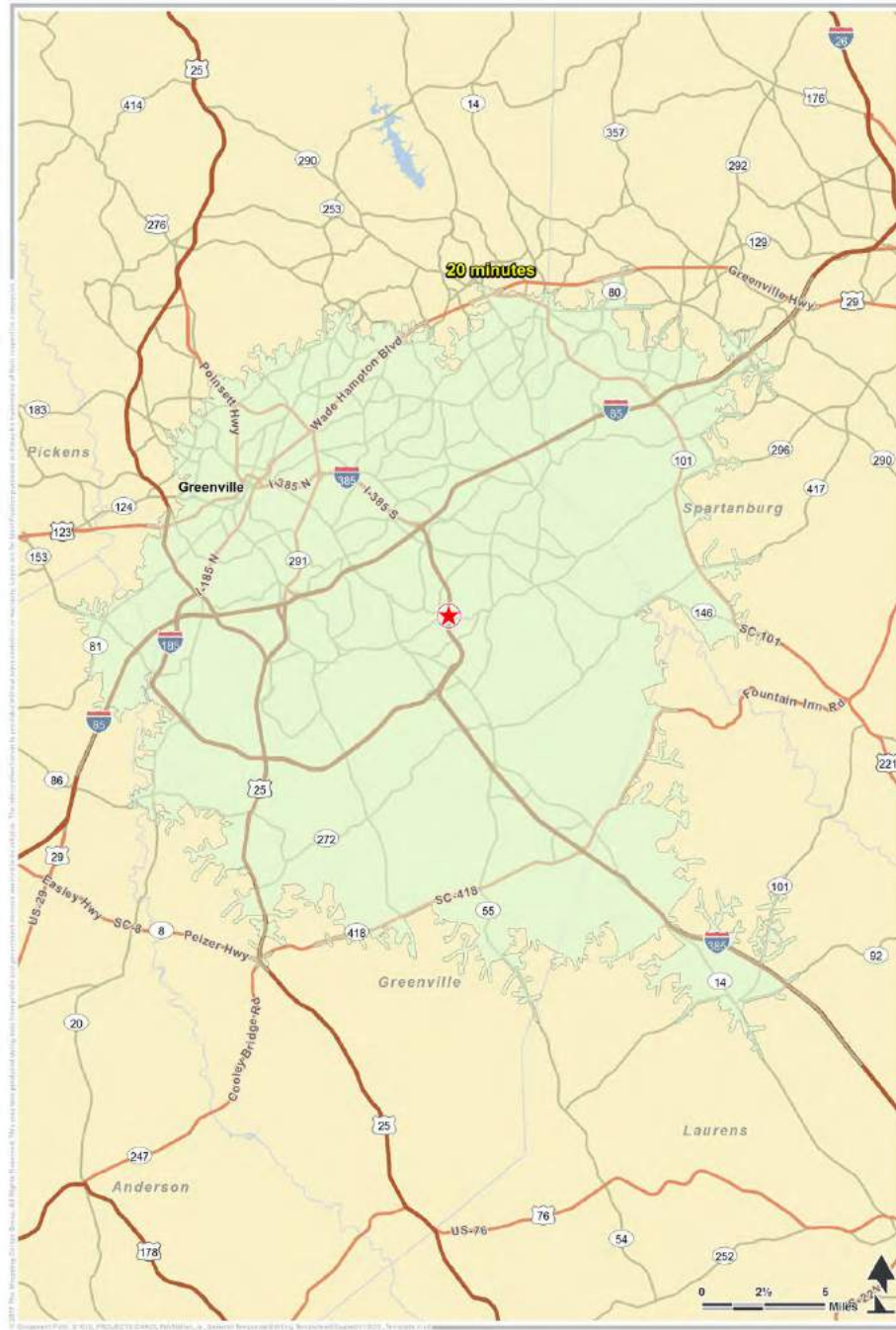
	5 miles	7.5 miles	10 miles	12.5 miles	15 miles	17.5 miles	20 miles	
<b>Educational Attainment</b>								
2017 Population Age 25+: Less than 9th Grade	1,662	2.03%	9,310	3.65%	16,181	4.20%	21,416	4.32%
2017 Population Age 25+: 9-12th Grade/No Diploma	2,925	3.57%	17,620	6.91%	30,172	7.83%	40,610	8.20%
2017 Population Age 25+: High School Diploma	15,769	19.22%	51,991	20.40%	85,035	22.07%	112,316	22.68%
2017 Population Age 25+: GED/Alternative Credential	2,141	2.61%	8,996	3.53%	16,261	4.22%	22,845	4.61%
2017 Population Age 25+: Some College/No Degree	14,119	17.21%	47,680	18.71%	76,180	19.77%	99,649	20.12%
2017 Population Age 25+: Associate's Degree	8,336	10.16%	23,581	9.25%	36,028	9.35%	47,780	9.65%
2017 Population Age 25+: Bachelor's Degree	24,215	29.52%	62,875	24.67%	83,116	21.57%	99,948	20.18%
2017 Population Age 25+: Graduate/Professional Degree	12,872	15.69%	32,798	12.87%	42,398	11.00%	50,738	10.24%

	5 miles	10 miles	15 miles	20 miles
<b>Income</b>				
2017 Average Household Income	\$88,563	\$75,846	\$71,505	\$70,239
2017 Median Household Income	\$66,715	\$54,490	\$52,469	\$52,222
2017 Per Capita Income	\$35,111	\$30,344	\$28,226	\$27,531

	5 miles	10 miles	15 miles	20 miles
<b>Business</b>				
2017 Total (NAICS11-99) Businesses	4,860	15,611	20,582	24,548
2017 Total (NAICS11-99) Employees	75,722	234,969	291,564	338,036

Source: Esri, Esri and Infogroup, U.S. Census

# DEMOGRAPHICS – 20 MINUTE DRIVE TIME



THE SHOPPING CENTER GROUP

June 2017

**Interstate 385 & Bridges Road**  
Mauldin, South Carolina



# DEMOGRAPHICS – 20 MINUTE DRIVE TIME



## Summary Demographic Profile

Interstate 385 & Bridges Road  
Mauldin, SC

Prepared By TSCG  
Latitude: 34.79085  
Longitude: -82.28048

20 minutes

### Population

2017 Total Population	389,649
2022 Total Population	422,280
2010 Total Population	344,264
2017 Group Quarters Population	7,185
2010-2016 Population: Annual Growth Rate	1.72%
2016-2021 Population: Annual Growth Rate	1.62%
2017 Male Population	189,153
2017 Female Population	200,495
2017 Median Age	38.1

### Households

2017 Total Households	153,710
2022 Total Households	166,422
2017 Owner Occupied Housing Units	99,621
2017 Median Home Value	\$175,308

### Population By Race

2017 White Population	273,124	70.09%
2017 Black/African American Population	79,606	20.43%
2017 American Indian/Alaska Native Population	1,142	0.29%
2017 Asian Population	10,273	2.64%
2017 Pacific Islander Population	310	0.08%
2017 Other Race Population	16,232	4.17%
2017 Hispanic Population	34,897	8.96%

### Educational Attainment

2017 Population Age 25+: Less than 9th Grade	10,044	3.80%
2017 Population Age 25+: 9-12th Grade/No Diploma	18,959	7.16%
2017 Population Age 25+: High School Diploma	54,732	20.68%
2017 Population Age 25+: GED/Alternative Credential	9,618	3.63%
2017 Population Age 25+: Some College/No Degree	49,660	18.77%
2017 Population Age 25+: Associate's Degree	24,352	9.20%
2017 Population Age 25+: Bachelor's Degree	64,006	24.19%
2017 Population Age 25+: Graduate/Professional Degree	33,242	12.56%

### Income

2017 Average Household Income	\$74,903
2017 Median Household Income	\$53,707
2017 Per Capita Income	\$29,950

### Business

2017 Total (NAICS11-99) Businesses	16,787
2017 Total (NAICS11-99) Employees	250,445

Source: Esri, Esri and Infogroup, U.S. Census

# FULL MASTER PLAN: STREET LEVEL

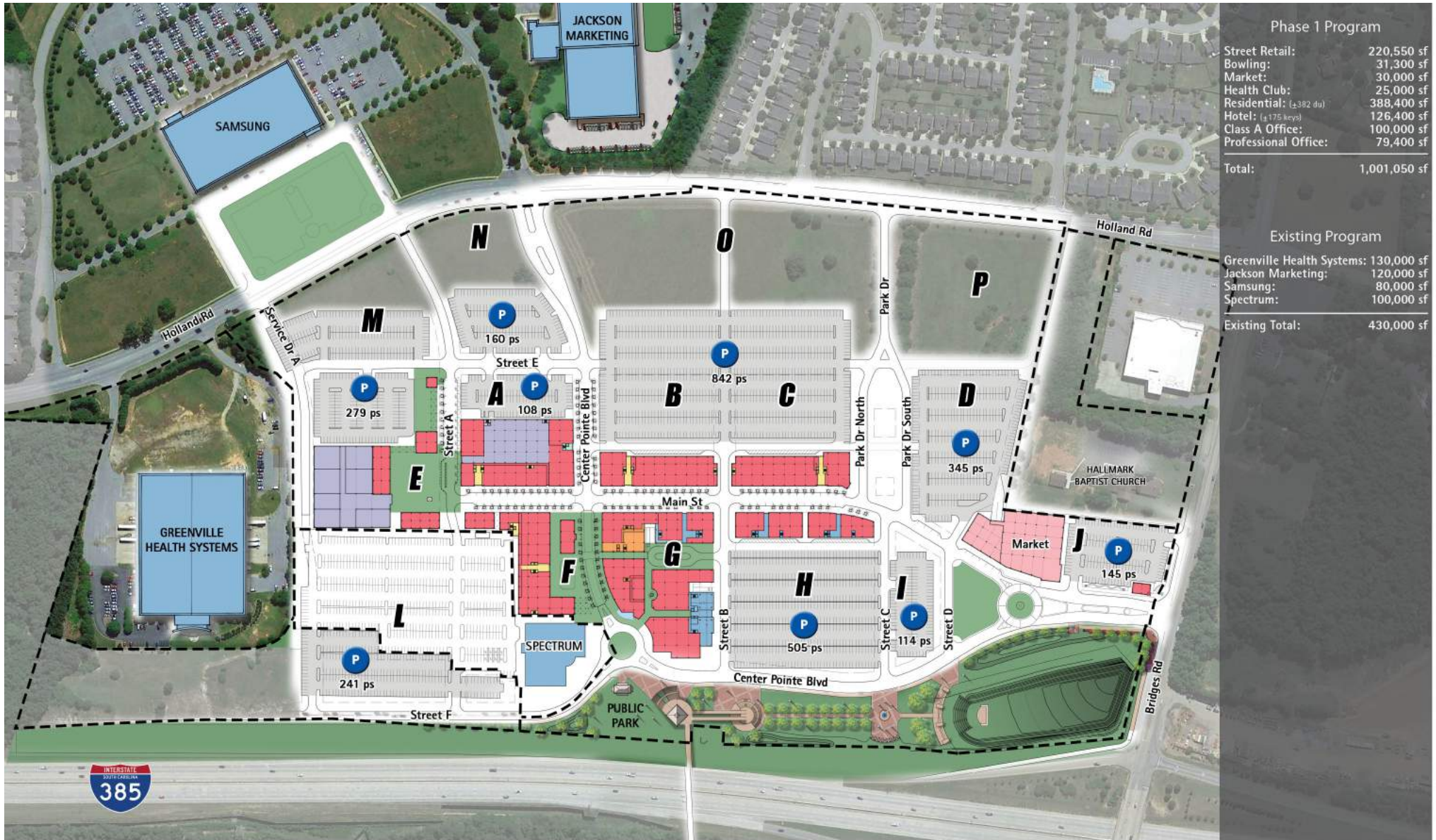


# FULL MASTER PLAN: UPPER LEVEL





# PHASE ONE: STREET LEVEL



Phase 1 Program	
Street Retail:	220,550 sf
Bowling:	31,300 sf
Market:	30,000 sf
Health Club:	25,000 sf
Residential: (±382 du)	388,400 sf
Hotel: (±175 keys)	126,400 sf
Class A Office:	100,000 sf
Professional Office:	79,400 sf

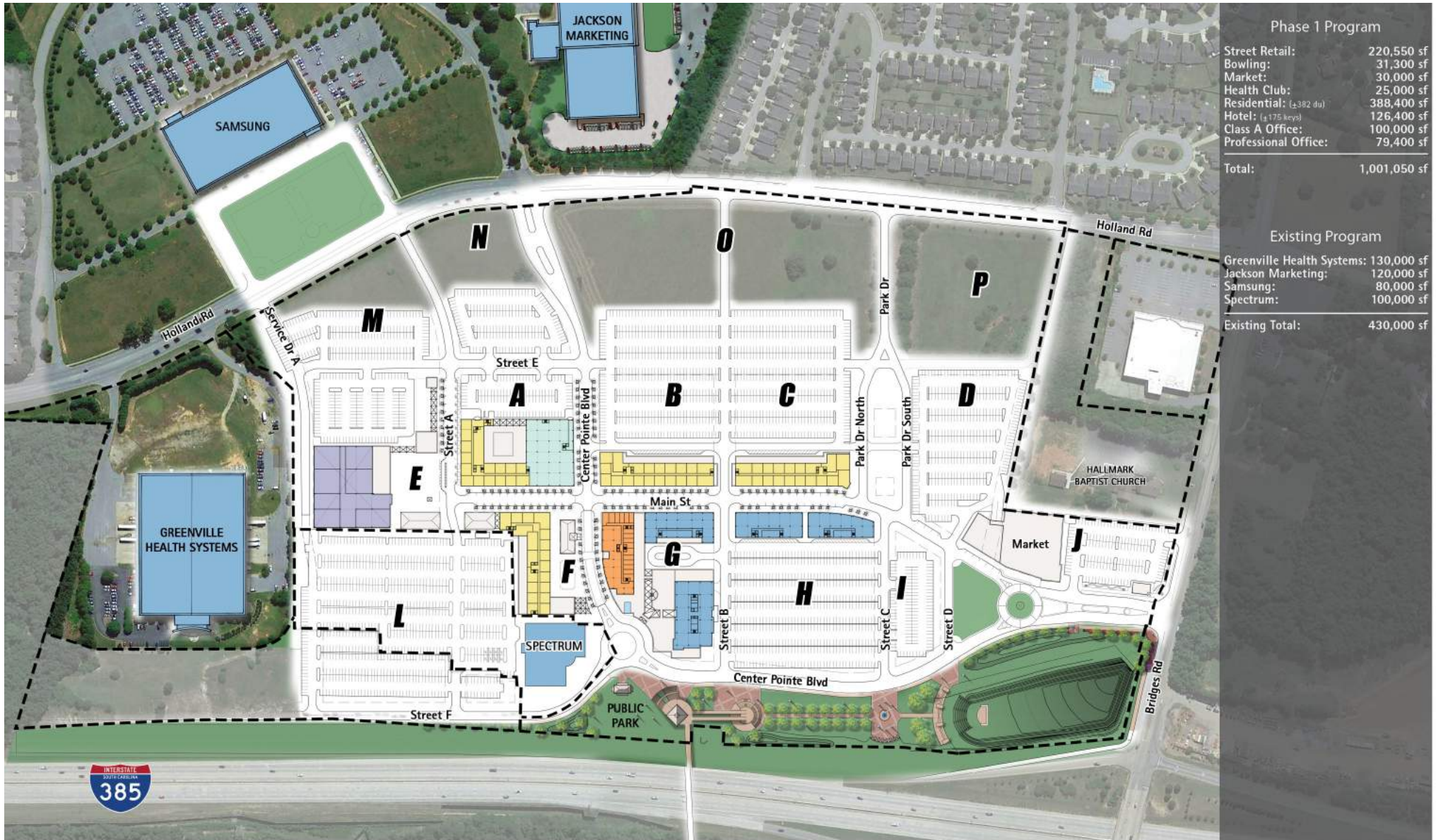
Total: 1,001,050 sf

Existing Program	
Greenville Health Systems:	130,000 sf
Jackson Marketing:	120,000 sf
Samsung:	80,000 sf
Spectrum:	100,000 sf
Existing Total:	430,000 sf

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



# PHASE ONE: SECOND LEVEL



Phase 1 Program	
Street Retail:	220,550 sf
Bowling:	31,300 sf
Market:	30,000 sf
Health Club:	25,000 sf
Residential: (±382 du)	388,400 sf
Hotel: (±175 keys)	126,400 sf
Class A Office:	100,000 sf
Professional Office:	79,400 sf

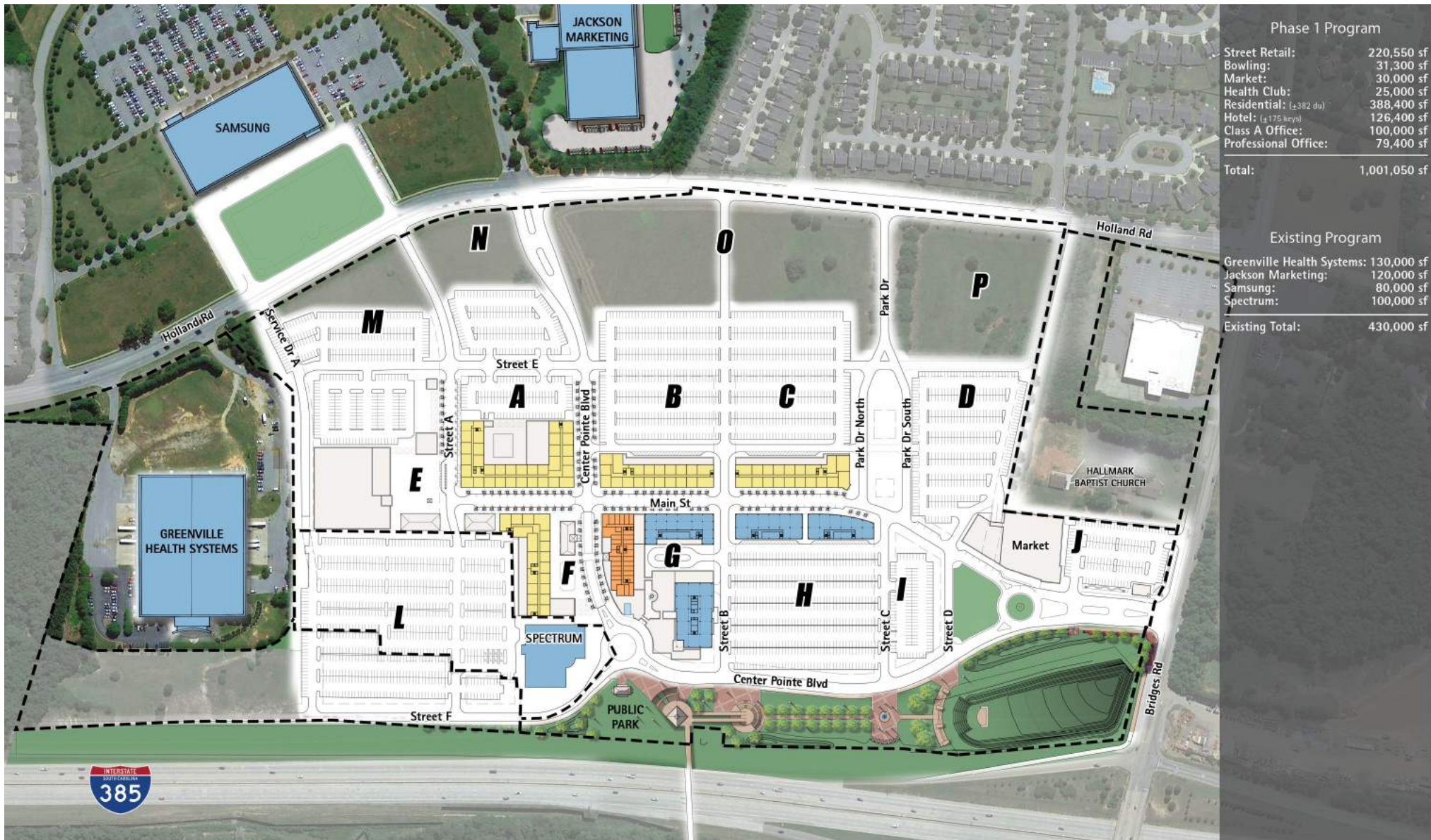
Total: 1,001,050 sf

Existing Program	
Greenville Health Systems:	130,000 sf
Jackson Marketing:	120,000 sf
Samsung:	80,000 sf
Spectrum:	100,000 sf
Existing Total:	430,000 sf

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



# PHASE ONE: UPPER LEVELS



Phase 1 Program	
Street Retail:	220,550 sf
Bowling:	31,300 sf
Market:	30,000 sf
Health Club:	25,000 sf
Residential: (±382 du)	388,400 sf
Hotel: (±175 keys)	126,400 sf
Class A Office:	100,000 sf
Professional Office:	79,400 sf

Total: 1,001,050 sf

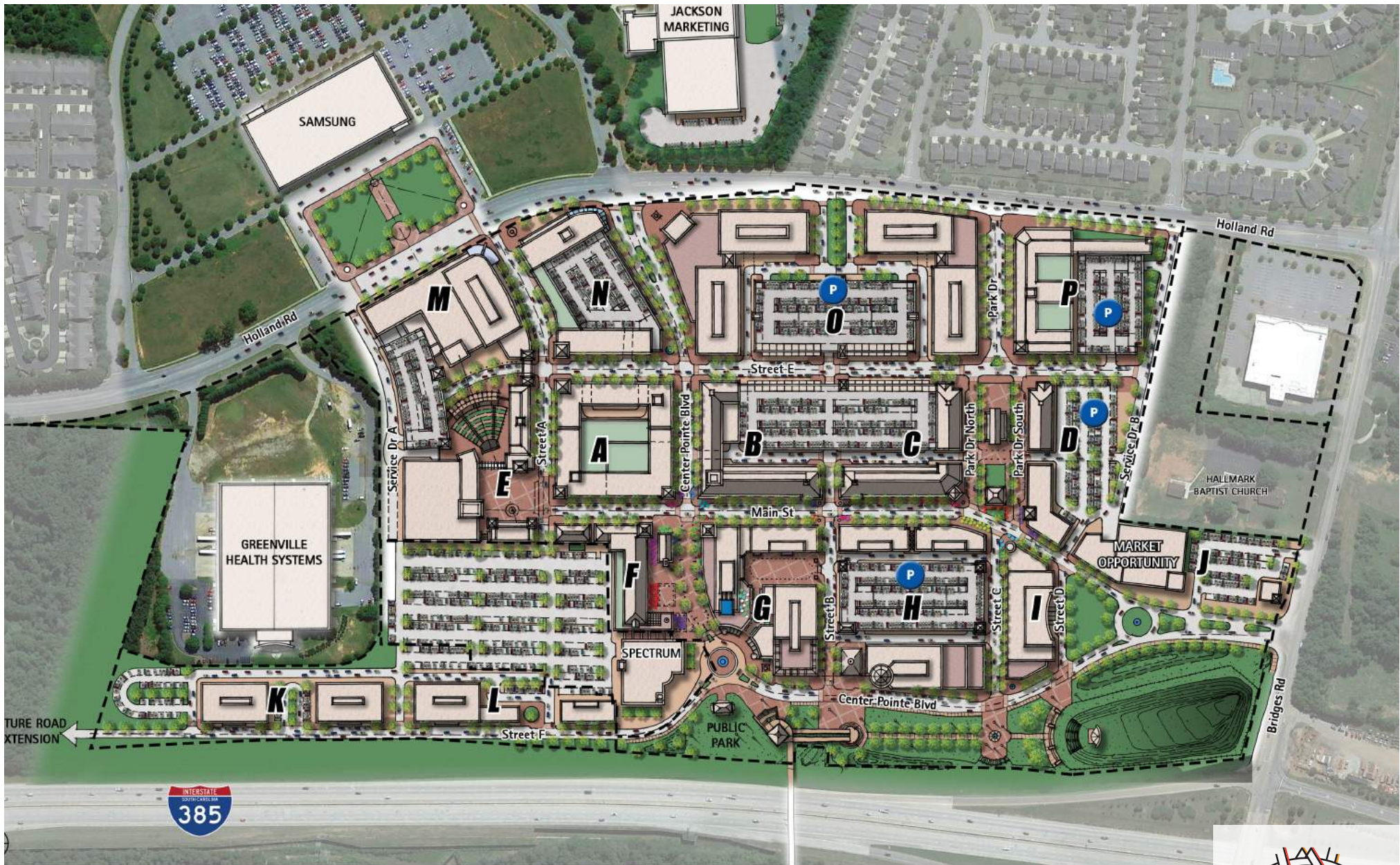
## Existing Program

Greenville Health Systems:	130,000 sf
Jackson Marketing:	120,000 sf
Samsung:	80,000 sf
Spectrum:	100,000 sf

Existing Total: 430,000 sf

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

# FULL MASTER PLAN: ROOF PLAN



BRIDGEWAY  
STATION

BRIDGEWAY STATION



# BridgeWay Station: Way Better



Don't just be part of the buzz. Be part of an up-and-coming community that's taking the Southeast by storm.



BRIDGEWAY  
STATION