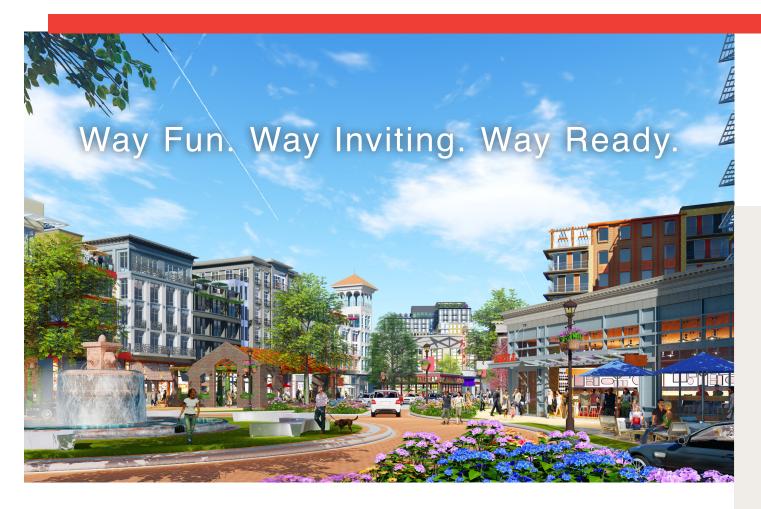
Welcome to BRIDGEWAY STATION









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
Population		
120,390	375,303	567,116
Daytime Population		
75,722	234,969	291,564
Average HH Income (\$)		
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.



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 fastestgrowing 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

Siemens

Michelin

Proterra

Bosch

Sealed Air

General Electric .

Lockheed Martin

Greenville

Samsuna

Health System

Honeywell

WAY NEWSWORTHY

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

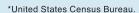
- #1 Micro American City of the Future, fDi Magazine, 2015
- #2 on the Travel and Leisure list of 50 Best Places to Travel in 2018, 2017
- #3 on the Condé Nast list of "Best Small Cities in the US," 2017
- #12 on the New York Times list of 52 Best Places to Go in the World, 2017
- A Garden & Gun Surprising 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

TRAVEL+ CONDÉ NAST

GARDENGGUN USA TODAY U.S.News fdiMagazine











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

- Chief Executive, 2014

MICRO AMERICAN CITY OF THE FUTURE (OVERALL) - fDi Magazine 2015

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

- National Geographic

TAKING WORKFORCE TO 10,000 - Forbes, 2017

Top 10 Small Cities

WHERE BUSINESS IS THRIVING

- Entrepreneur, 2015

17.2% OF BMW'S TOTAL AUTO PRODUCTION IS IN GREENVILLE

- BMW, 2016

FALLS PARK ON THE REEDY

Top 10 Park in the US

- Trip Advisor, 2014

#7 Best state for business

MAIN STREET **Best Fresco Dining Neighborhood**

- 10 Best/USA Today

GHS SWAMP RABBIT TRAIL

#3 Best Urban Trail

- 10 Best/USA Today

Top 16 South's Best **Girlfriend Getaways**

- Southern Livina

BEST IN THE US TO VISIT IN 2015 - Lonely Planet

52 Places to Go

IN THE WORLD IN 2017

- New York Times

Top 10 Cycling Cities

IN THE UNITED STATES

- Global Cycling Network

- Growella.com

UPSTATE SC

Top Destination for Foreign **Direct Investment**

- 2013 Global Location Trends

12 Great Places to Go

ON A BUDGET IN 2017

- Money Magazine

ONE OF America's Most Affordable Cities

- Forbes, 2014

#2 Best Places to Travel in 2018

- Travel + Leisure

- AARP, 2013

Best Places to Retire

JOCASSEE GORGES

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

- National Geographic Magazine, 2012

TOP SMALL CITY IN THE US

- Condé Nast Traveler Readers' Choice Award, 2017

Top 10 Underrated Cities FOR ART LOVERS

US News & World Report 2016

Fastest Growing City in the U.S.

- latest Census Bureau Report

ON LIST OF

America's **Engineering Capitals**

Top 20 Event in the Southeast

TD SATURDAY MARKET

- Southeast Tourism Society, 2013

SOUTH CAROLINA

op State to Do Business

- Area Development, 2014

Best Summer **Vacation Spot**

- WalletHub, 2017

- Forbes, 2014

Ready for YOU



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

