

# 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

SOUTH CAROLINA  
– 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



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# 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.



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