

The Shops at Orchard Park – Greenville, SC



LOCATION: Off Orchard Park Drive in Greenville, SC, situated in the midst of the new Greenville Hospital System Campus, the recently expanded St. Francis Eastside Hospital, Patewood Office Park, and Haywood Mall...just three minutes from downtown Greenville.

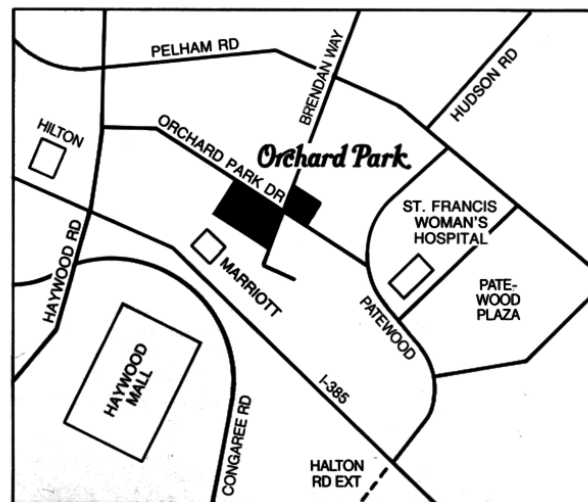
AVAILABILITY: The Shops at Orchard Park offers 26,500 SF of upscale retail space, with a 1,140 SF, 1,500 SF, and 2,550 SF space presently available. With its appealing blend of shops, Orchard Park presents the distinctive retailer with their best opportunity to serve the flourishing Greenville market.

LOCATION OVERVIEW: Anchored by one of Greenville's most renowned restaurants, Stax's Omega Restaurant and Bakery, The Shops at Orchard Park has become the Eastside's premier specialty retailing location. A convenient address serving a sophisticated, professional customer base makes The Shops the ideal location for upscale retailers.

MARKET DATA: Strategically located at the center of Greenville's fastest growing commercial, retail, and residential area, The Shops at Orchard Park puts your retail business in the right position for success. The area surrounding The Shops at Orchard Park is home to a wide range of businesses including banks, physicians' offices, St. Francis Eastside Hospital, Greenville Hospital Medical Campus, Cambridge and North Hills medical centers, and more than one million square feet of suburban office space. This strong economic development draws professionals and their families from all over the county.

This area also is the hub of the city's growing hospitality industry, represented by hotels such as the Greenville Hilton and Towers, Marriott Courtyard, and Residence Inn by Marriott, as well as a wide variety of restaurants and eateries.

ACCESS AND VISIBILITY: Orchard Park intersects with Haywood Road, the city's major retail corridor, which attracts affluent shoppers from throughout the Upstate's three-county region to its 1.2 million SF Haywood Mall.



CAROLINA HOLDINGS, INC.

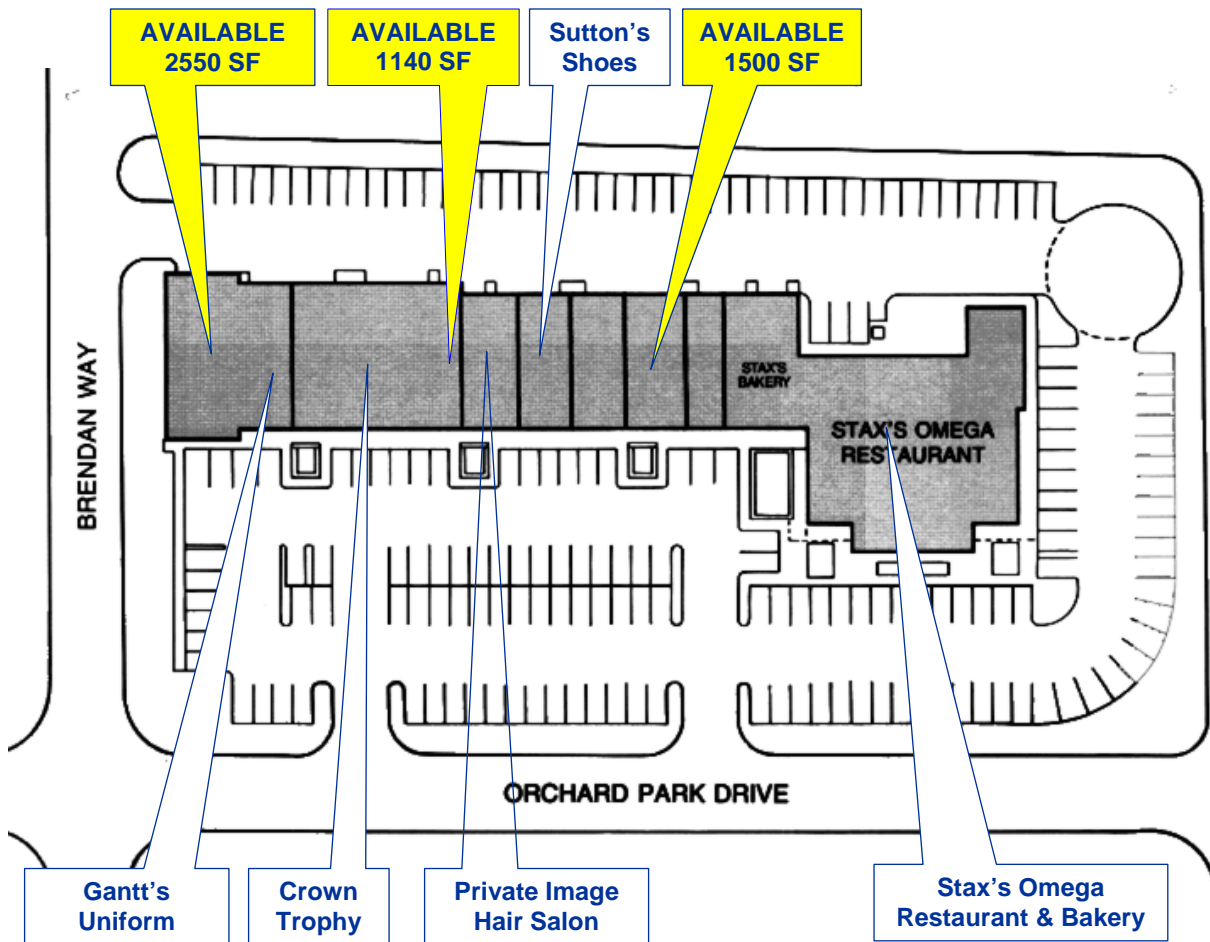
DEMOGRAPHICS:

2011 Estimates	3 Mile Radius	5 Mile Radius	7 Mile Radius
Population	62,322	163,380	269,071
Avg Household Income	\$60,962	\$65,960	\$64,873
Households	27,199	70,204	110,949
HH Growth 2000-2011	16%	21%	20%

TRAFFIC COUNTS:

Haywood Road (I-385 to Forest Drive) 25,800 (2009 ADT)
 Haywood Road (U.S. 276 to I-385) 23,300 (2009 ADT)

SITE PLAN:



For leasing information, contact:

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