



*The Cliffs*

THE VILLAGE  
AT MOUNTAIN PARK

The Village at Mountain Park is a mixed-use pedestrian village located in the beautiful Carolina Preserve midway between Greenville, South Carolina and the Asheville/Hendersonville areas of North Carolina. Situated at the crossroads of Highway 11 and Highway 25, the area's main thoroughfares, and adjacent to The Cliffs at Mountain Park residential community, The Village will feature a home design center, boutique retail, restaurant, and Class A professional office spaces, as well as residential and lodging facilities.

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## COMMERCE, ELEVATED.

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Barrel tile roofs, granite cobblestone streets, a village square, public gardens and an outdoor amphitheater contribute unique touches to a setting inspired by old-world European villages and to an atmosphere that will make The Village at Mountain Park an unparalleled place to work, shop, dine, and visit.



*Design and Artist Rendering by Freeman & Major Architects. Subject to change.*

## THE CLIFFS VILLAGE AT MOUNTAIN PARK

*Inspired by old-world European villages, the Village at Mountain Park will be an unparalleled place to work, shop, dine and visit.*



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## TRADE AREA INFORMATION

Population	2007
5-mile Radius	23,177
10-Mile Radius	69,357
20-Mile Radius	521,503
50-Mile Radius	1,789,610

(Source: U.S. Census Data & Claritas, Inc.)

## INCOME, WEALTH AND HOUSING

(20-Mile Radius)

\$57,063 = Average Household Income

27.3 % = Projected Increase in Households in Highest Income Bracket (>250,000)  
from 2006–2012

25.5% = Projected Increase in Households in Income Bracket from \$100,000 - \$249,999  
from 2006–2012

241,110 = Total Number of Housing Units (2007)

15,715 (10.2%) = Number of Owner-Occupied Housing Units valued greater than  
\$300,000 (2007)

7.2% = Average annual growth in single-family building permits issued from 2004 - 2007\*

\*Immediate market areas include Greenville, Oconee & Pickens Counties in South Carolina and Hendersonville, Jackson, and Transylvania Counties in North Carolina.

(Sources: U.S. Census Data, Claritas, Inc. and Housing & Urban Development (HUD))

## POPULATION MIGRATION PATTERNS

+ 27.5% = South Carolina Net Increase in Inbound Migration between 2003 and 2006

+ 25.7% = North Carolina Net Increase in Inbound Migration between 2003 and 2006

-16.9% = Florida Net Increase in Inbound Migration between 2003 and 2006

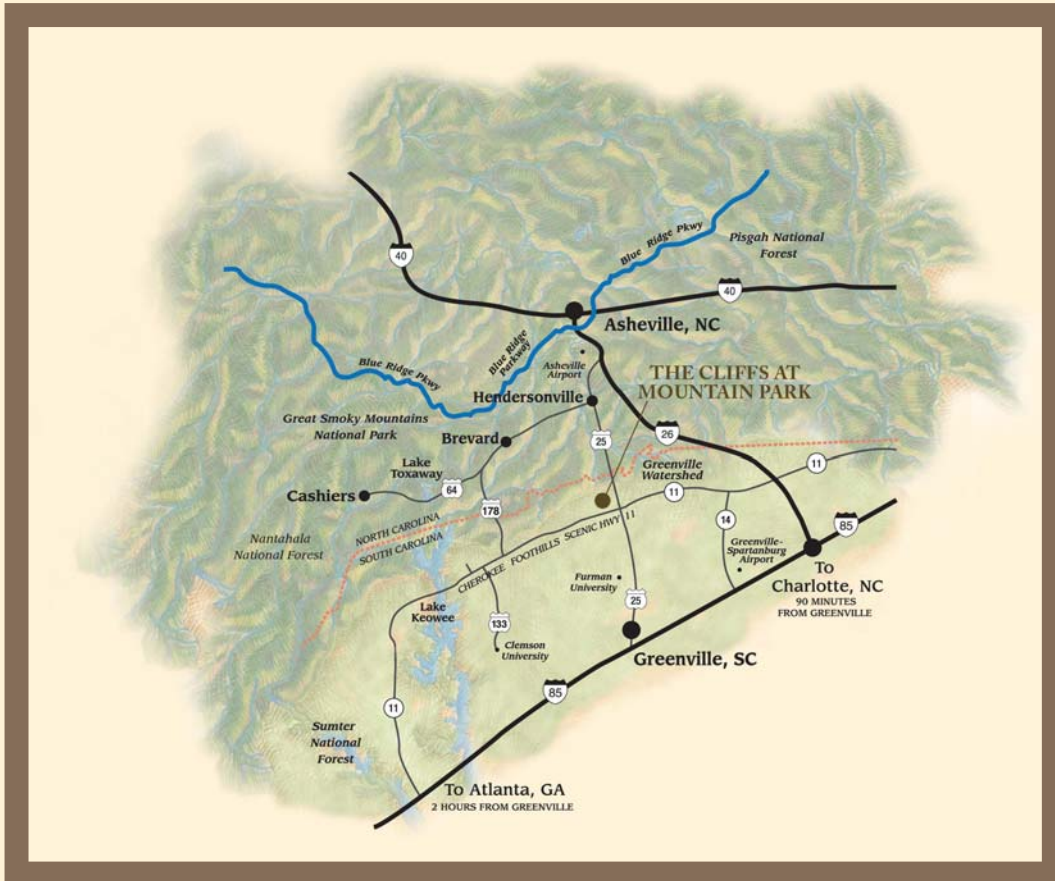
(Source: Atlas 2006 Interstate Migration Patterns Report)

## AVERAGE DAILY TRAFFIC COUNTS

U.S. Highway 25 = 11,000

Scenic Highway 11 = 3,400

(Source: South Carolina Department of Transportation (2006))



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*Leasing Opportunities Available for Retail Shops and Galleries, Restaurants,  
Class A Professional Offices and Executive Office Suites*

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For more information please contact:  
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