



THE EXCHANGE



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An architectural rendering of a modern commercial building complex. The main building is a long, single-story structure with a dark, flat roof and large glass windows. It features a central entrance with a set of stairs. To the right, there's a lower, more open-sided structure with a covered outdoor seating area with tables and chairs. The foreground shows a paved parking lot with several cars (white, yellow, blue, grey) and a few pedestrians. The background is filled with lush green trees under a bright blue sky with scattered white clouds. A large, dark grey diagonal shape covers the left side of the image, serving as a background for the text.

**A PLACE TO WORK, EAT,
SHOP, AND STAY AWHILE.**

In the heart of Travelers Rest, The Exchange brings together office, food, retail, and open space designed for everyday life. Built for connection, The Exchange blends the rhythm of the workday with the energy of evenings and weekends—creating a place that feels local, welcoming, and full of life.



mcmillan
pazdan
smith
ARCHITECTURE



PROPOSED SPACE USE

KEY :

- 1 12,000 SF COMMERCIAL
- 2 2,500 SF DINING PATIO
- 3 7,500 SF COMMERCIAL
- 4 SHARED COURTYARD
- 5 18,500 SF COMMERCIAL
- 6 ELEVATED ENTRANCE AREA
- 7 4,000 SF COVERED OUTDOOR DINING
- 8 PARKING
- 9 DROP OFF AREA
- 10 RAISED PLANTER & PUBLIC ART/SIGNAGE
- 11 SERVICE AREA & EMPLOYEE PARKING

RETAIL SHOPS / ENTERTAINMENT

- Outdoor Outfitter
- Restaurant or Brewery
- Boutique Grocery

RESTAURANTS / FOOD HALL

- Taco Shop
- Hot Chicken
- Burgers
- Seafood
- Ice Cream
- Bakery
- Smoothies

LEASED SPACE WILL HOUSE:

- Design Studio
- Office Suite



The Exchange is intentionally designed to create balanced traffic and opportunity for every tenant. Office suites bring reliable weekday activity. Food and beverage concepts carry the momentum into evenings and weekends. Specialty retail and services round out the mix, giving visitors more reasons to return.



FARELL COURT

HOOPER STREET



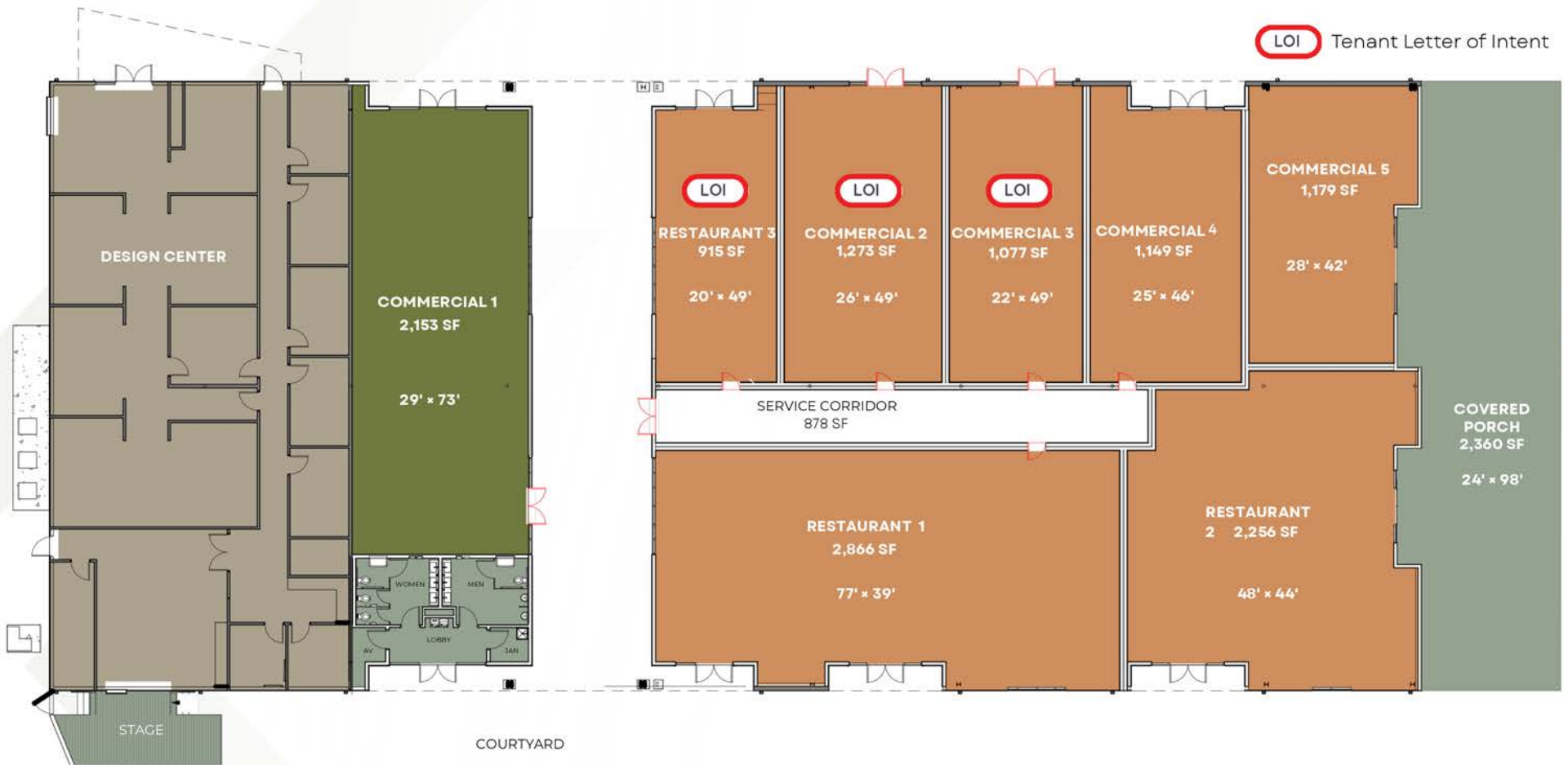


Find your spot, set up shop—The Exchange brings retail to life.

BUILDING A

DELIVERY CONDITIONS

- 1 Spaces to be delivered as a warm vanilla shell
- 2 Grease trap to be installed by developer
- 3 TI Allowance made available to qualified tenants

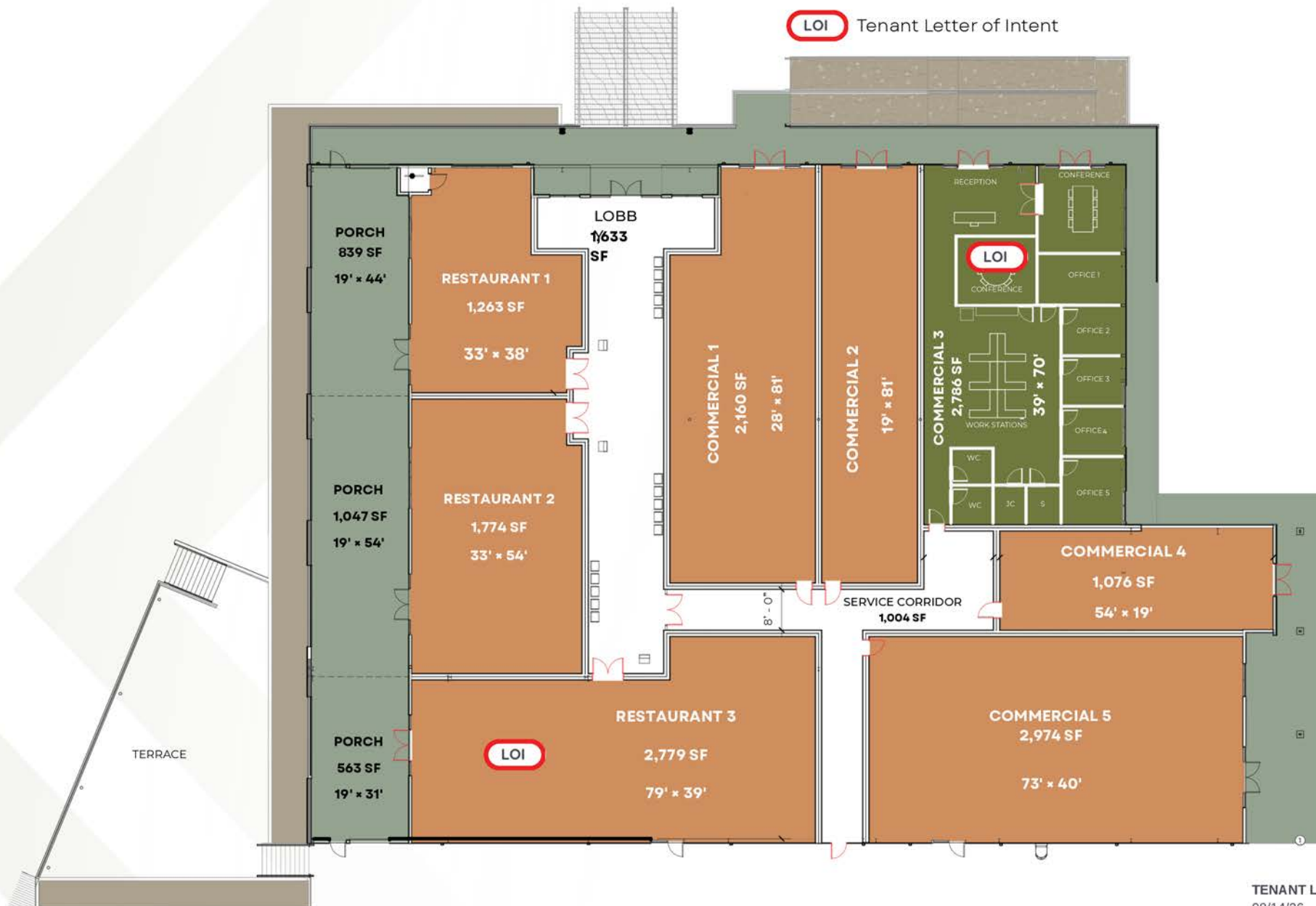


The Exchange brings life to every corner with office, dining, shopping, and places to unwind. Ample parking, easy access, and clear wayfinding make visits simple. The central green space hosts live music, markets, and community events that keep Travelers Rest buzzing all week long.

BUILDING B

DELIVERY CONDITIONS

- 1 Spaces to be delivered as a warm vanilla shell
- 2 Grease trap to be installed by developer
- 3 TI Allowance made available to qualified tenants



Settle into an office space that
inspires productivity by day and
community after hours.



Where outdoor spaces become extensions of your brand and guests stay for the experience.



Outdoor destination designed
to draw people in and keep
them lingering longer.



Retail and restaurant spaces
designed to thrive in the heart of
an outdoor community hub.



DEVELOPMENT MASTERPLAN

Pinestone connects people and place in one vibrant destination. Designed for walkability and everyday convenience, the property includes homes, offices, and locally owned businesses centered around green space and community events.

- 98% of single-family lots are complete or under construction.
- \$650k average home price 250-Unit
- Multifamily complex is 95% occupied



KEY :

- 1 PARKING
 - 2 CENTRAL GREEN
 - 3 MULTIFAMILY AMENITY
 - 4 STORMWATER MANAGEMENT
 - 5 DOG PARK
 - 6 LINEAR PARK
 - 7 SINGLE FAMILY CENTRAL PARK
 - 8 MAIN STREET PARK
 - 9 GREENWAY
- APARTMENT BUILDING
 - CARRIAGE HOUSE
 - GARAGE
 - COMMUNITY BUILDING
 - LIVE/WORK MULTIFAMILY
 - OFFICE/COMMERCIAL
 - TOWNHOMES
 - QUADPLEX
 - REAR LOADED SINGLE FAMILY
 - FRONT LOADED SINGLE FAMILY

LONGBRANCH
DEVELOPMENT

TRG
communities
creating imaginative places

SW
SEAMONWHITESIDE





PARK RD
STATE PARK RD

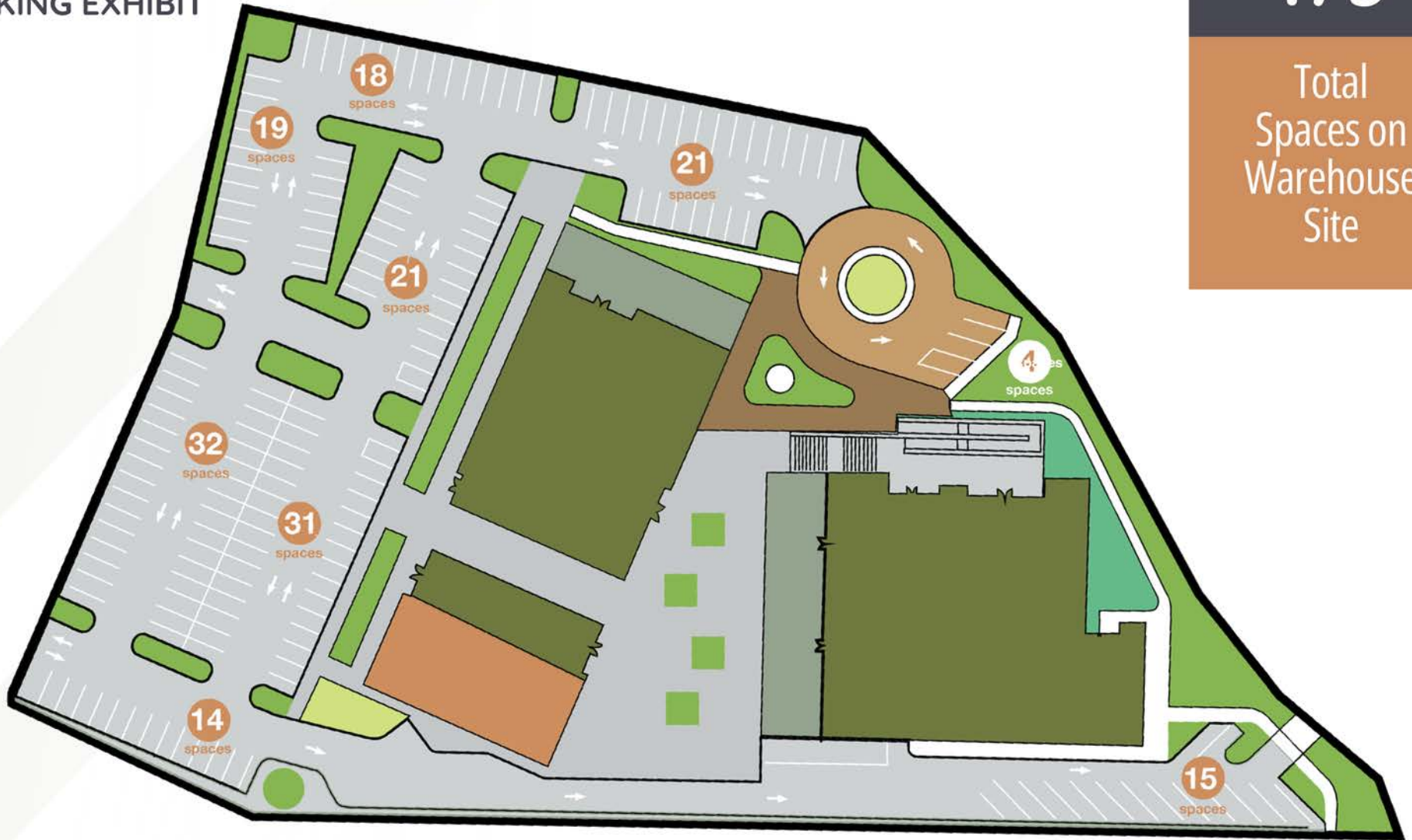
US HWY 25
US HWY 25

S MAIN ST / US 276

PARKING EXHIBIT

175

Total
Spaces on
Warehouse
Site



Arrive by car, foot, or bike—The Exchange makes it easy to get here and even easier to stay awhile. Walkable paths link directly to nearby neighborhoods and the Prisma Health Swamp Rabbit Trail, connecting you to the best of Travelers Rest.

LOCATION OVERVIEW

Nestled in the foothills of the Blue Ridge Mountains, the Pinestone Community offers a balance of small-town charm and big-city accessibility. **Travelers Rest** is just minutes from Greenville (± 9 miles) and Spartanburg (± 23 miles), placing residents within reach of the Upstate's fastest-growing business and cultural hubs.

REGIONAL ACCESS

-  Asheville, NC-1 hour
-  Charlotte, NC-2 hours
-  Atlanta, GA-3 hours
-  Charleston, SC-3 hours

Starbucks

Ranked number 1 out of 17 in a 15-mile radius and in top 10% for the state.

Chick-Fil-A

Sees over 900k visitors annually and ranked 5 out of 12 in a 15-mile radius

McDonalds

Ranked 2 out of 19 in a 15-mile radius and in the top 15% for the state

Walmart Supercenter

Sees over 2.4 million visitors annually and ranked 2 out of 18 in a 15-mile radius.

Arby's

Ranked 1 out of 8 in a 15-mile radius and in the top 20% for the state





LOCATION OVERVIEW

Just nine miles north of Greenville, Travelers Rest is known for its relaxed pace, outdoor access, and vibrant local culture—recently ranked among **USA Today’s “Best Southern Small Towns.”** The town has become a go-to destination for dining, shopping, and outdoor adventure, all wrapped in small-town charm.

1 PRISMA HEALTH SWAMP RABBIT TRAIL

The 22-mile Swamp Rabbit Trail connects Travelers Rest to downtown Greenville and brings thousands of cyclists and walkers through town every week. The Exchange sits just off the trail, giving visitors an easy stop for food, drinks, or shopping before or after their ride.

1 OUTDOOR ADVENTURES

The Upstate is filled with outdoor escapes—hiking, biking, and waterfalls in every direction. Paris Mountain is only 8 minutes away, while Table Rock, Jones Gap, and Caesars Head State Parks are all within half an hour. The area is an adventurer’s playground with stunning views year-round.

1 SHOPPING IN TR

Downtown Travelers Rest is lined with locally owned boutiques and artisan shops that celebrate the Upstate’s creative spirit. From handmade goods and outdoor gear to vintage finds and specialty foods, it’s a shopping experience that’s personal and distinctly local.

LOCATION OVERVIEW

FURMAN UNIVERSITY

Traveling south, about .50 miles from Main Street in downtown Travelers Rest, are two entrances to Furman University. You can take a quick visit and get a better look at the lake, clock tower, and the beautiful campus!



FOODIE SCENE

The Travelers Rest food scene has become one of the Upstate's best-kept secrets. Award-winning chefs, cozy cafes, and laid-back breweries create endless ways to dine and unwind. The Exchange expands that scene with new local-first concepts that make every meal feel like an occasion.



TRAVELERS REST FARMERS MARKET

The Travelers Rest Farmers Market is a Saturday tradition, featuring local produce, live music, and community activities. It's more than a market—it's a gathering place that perfectly embodies the connected, community feel that defines The Exchange.



TRAILBLAZER PARK

Trailblazer Park is the heartbeat of Travelers Rest's community events. From outdoor concerts to movies in the park and food truck rallies, it's a place for people to come together—and it's just minutes from The Exchange.



TENANT AMENITIES



MODERN, MOVE-IN READY SPACES

Delivered in warm vanilla shell condition with flexible floor plans and TI allowances for qualified tenants.



AMPLE, CONVENIENT PARKING

Surface parking directly adjacent to each building for both tenants and visitors—no garages or long walks required.



CENTRAL GREEN & COURTYARD

Shared outdoor gathering space for events, live music, and community programming, maintained by the property team.



COMMUNITY ACTIVATION

Regular on-site events and seasonal programming designed to increase visibility and attract visitors throughout the year.



WALKABLE, CONNECTED LAYOUT

Pedestrian-friendly design with clear wayfinding, outdoor seating, and direct access to surrounding residential areas.



TRAIL & PARK ACCESS

Minutes from the Swamp Rabbit Trail, with nearby connection to Trailblazer Park and Pinestone's internal sidewalks.



HIGH-SPEED CONNECTIVITY

Pre-wired for high-speed internet with infrastructure to support modern restaurant and office operations.



LOCAL-FIRST ENVIRONMENT

A curated tenant mix of local food, retail, and service concepts that foster community and drive repeat traffic.



PROFESSIONAL PROPERTY MANAGEMENT

Hands-on management ensures well-maintained facilities, consistent standards, and responsive support for tenants.



NOW LEASING

PHASE 1 DELIVERY -
SPRING 2026

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