



COMMERCIAL GROUP

Real Estate Development, Investment and Brokerage

Downtown Greenville Main@Broad
Restaurant and Outdoor Venue Project

Greenville City Council Workshop
Monday, November 22, 2021

Windsor Aughtry Company has partnered with The Indigo Road Hospitality Group out of Charleston, SC, to bring two of Indigo Road's restaurant concepts, O-Ku (sushi) and Indaco (wood-fired pizza and Italian), as well as an outdoor venue to Downtown Greenville. These two restaurants will occupy the space currently occupied by Rick Erwin's Nantucket Seafood. The outdoor venue will occupy roughly one-third of the existing plaza. The remaining plaza space will stay intact but enhanced with more lounge seating options for our patrons and the public. The outdoor venue will include a full-service outdoor bar, the ability to order an assortment of grilled items cooked on the plaza grill or pizza from Indaco, lounge seating around a wood-burning fireplace, and outdoor dining. Additionally, we are open to ideas and input from the City on potential bocce ball courts (or even pickleball) on the remaining two-thirds of the plaza (this is not part of our plan, but if the City is interested, we will accommodate).

One of the primary reasons for undertaking this venture was our belief in the prime location of the plaza and knowing that it has been static for many years, except during Ice on Main. The outdoor venue component of this project will not only bring dynamic change and re-activate the space, but it will uplift the energy on Main Street significantly. This project aims not to diminish the public's passive use of the land but to enhance it!

As owners of the land, we have accommodated Ice on Main for 12 years with no obligation to do so, other than our interest in making our City better and the space more active. We again made the space available to Ice on Main this year when we did not wish to but only because the City did not have another location. Activation of the space is otherwise minimal, except when we let Artisphere use it years ago. This project will provide year-round dynamic activation and become the focal point and activity center of this key intersection that we all imagined.

For information on Indigo Road and its portfolio, please visit www.theindigoroad.com.

We have hired architect David Thompson to design the restaurants and the outdoor venue. David has designed and developed the majority of Indigo Road's venues, among many other impressive accomplishments. For more information on David, please visit www.dthompsonarchitect.com.



