



500 WEST MAIN

500 W Main Street | Spartanburg, SC 29301

New Mixed-Use
Redevelopment Opportunity

NAI Earle Furman

864 232 9040

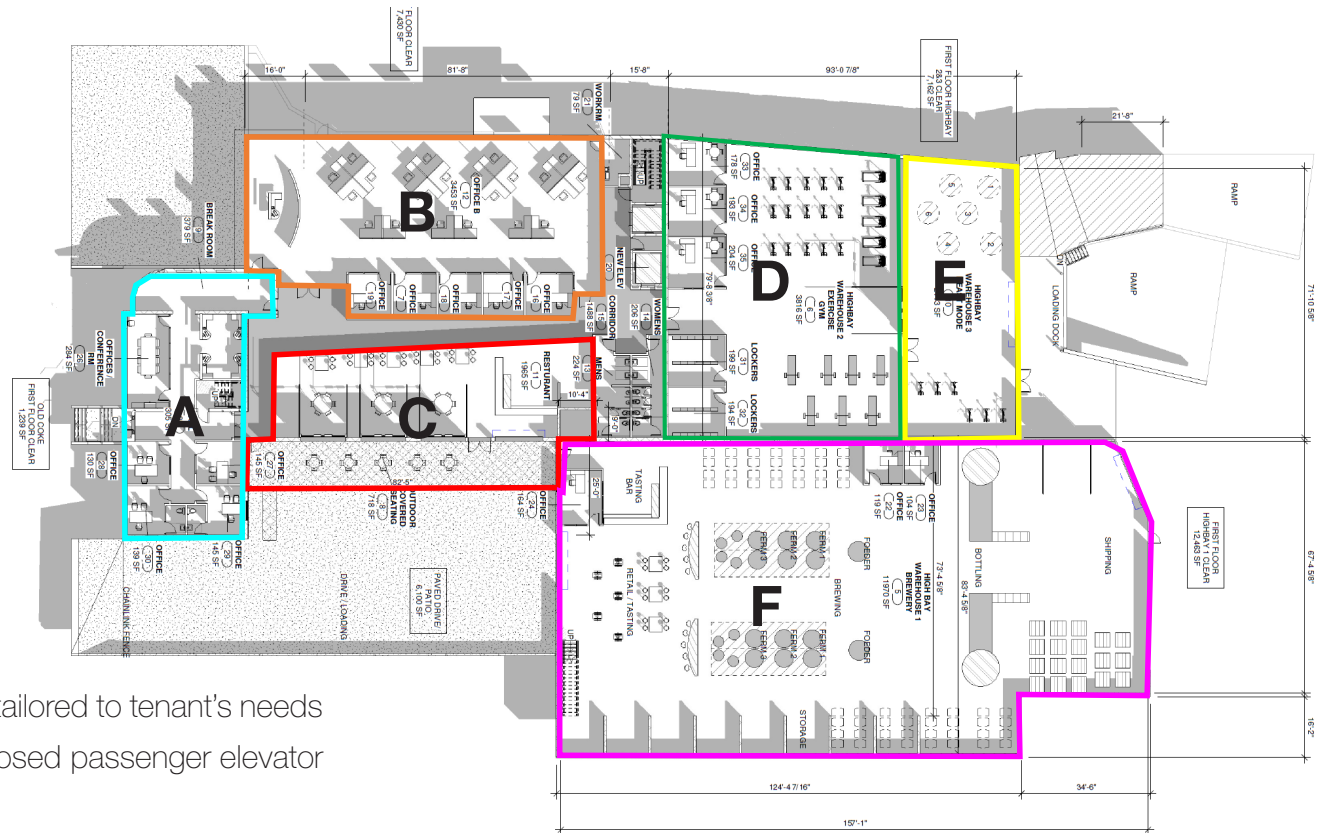
500 WEST MAIN



FIRST FLOOR

PROPOSED LAYOUT

Unit A (Office)	±1,239 SF
Unit B (Office)	±3,453 SF
Unit C (Restaurant)	±1,965 SF + ±718 SF Patio
Unit D (Fitness/Retail)	±4,784 SF
Unit E (Fitness/Retail)	±2,113 SF
Unit F (Brewery/Event Space)	±12,463 SF



HIGHLIGHTS

- Tenant upfit allowance available
- Size and configuration of any space can be tailored to tenant's needs
- Two existing freight elevators, and one proposed passenger elevator
- Multiple ingress/egress location on building
- Large outdoor area accessible from rear of building

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SECOND FLOOR

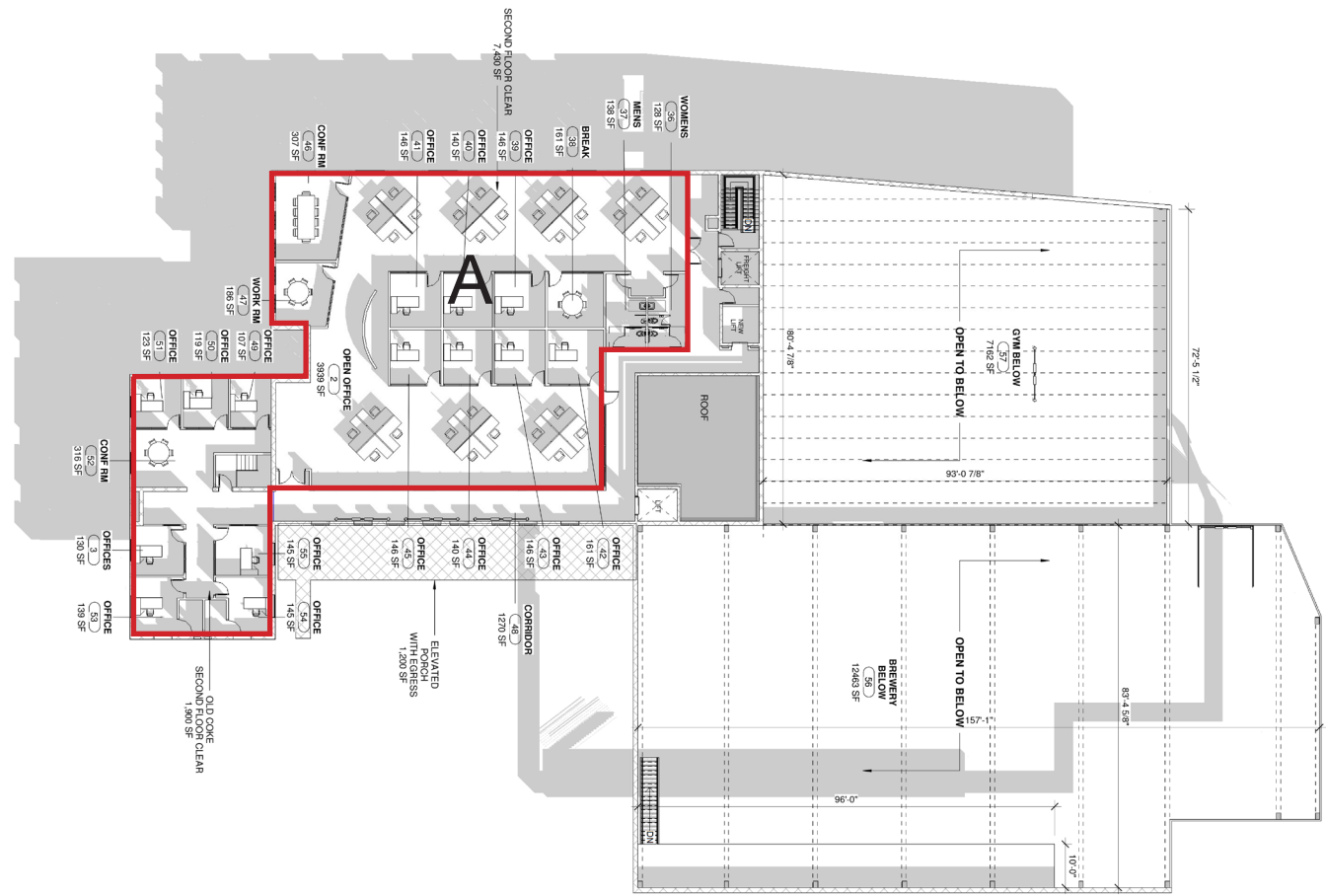


PROPOSED LAYOUT

Unit A (Office) ±7,430 SF

HIGHLIGHTS

- Suited for larger single user or could be subdivided for multiple users
- Potential use as co-work office space
- Two existing freight elevators, and one proposed passenger elevator
- Two separate stairwells
- Elevated 1,200 SF outdoor porch with egress



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WEST MAIN

OUT BUILDINGS



OUT BUILDINGS

±5,000 SF

±3,500 SF



OUT BUILDING HIGHLIGHTS

- Large communal outdoor area
- Perfect for beer garden and outdoor dining
- Great venue for food trucks and outdoor entertainment

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PROPERTY HIGHLIGHTS

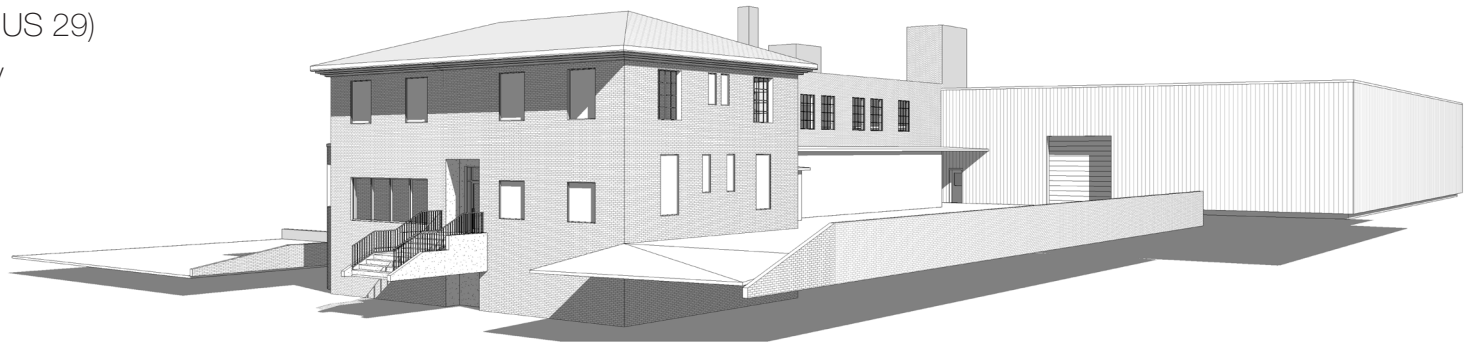
Ample Onsite Parking

High Traffic Area (\pm 29,400 VPD US 29)

Easy Access in / out of property

Ideal Tenants Include:

- >> Restaurant
- >> Office
- >> Brewery
- >> Health/Fitness Studio
- >> Art Studio



2018 DEMOGRAPHICS



Population
(5-Mile)



Households
(5-Mile)



Median Age
(5-Mile)



Daytime
Population
(5-Mile)

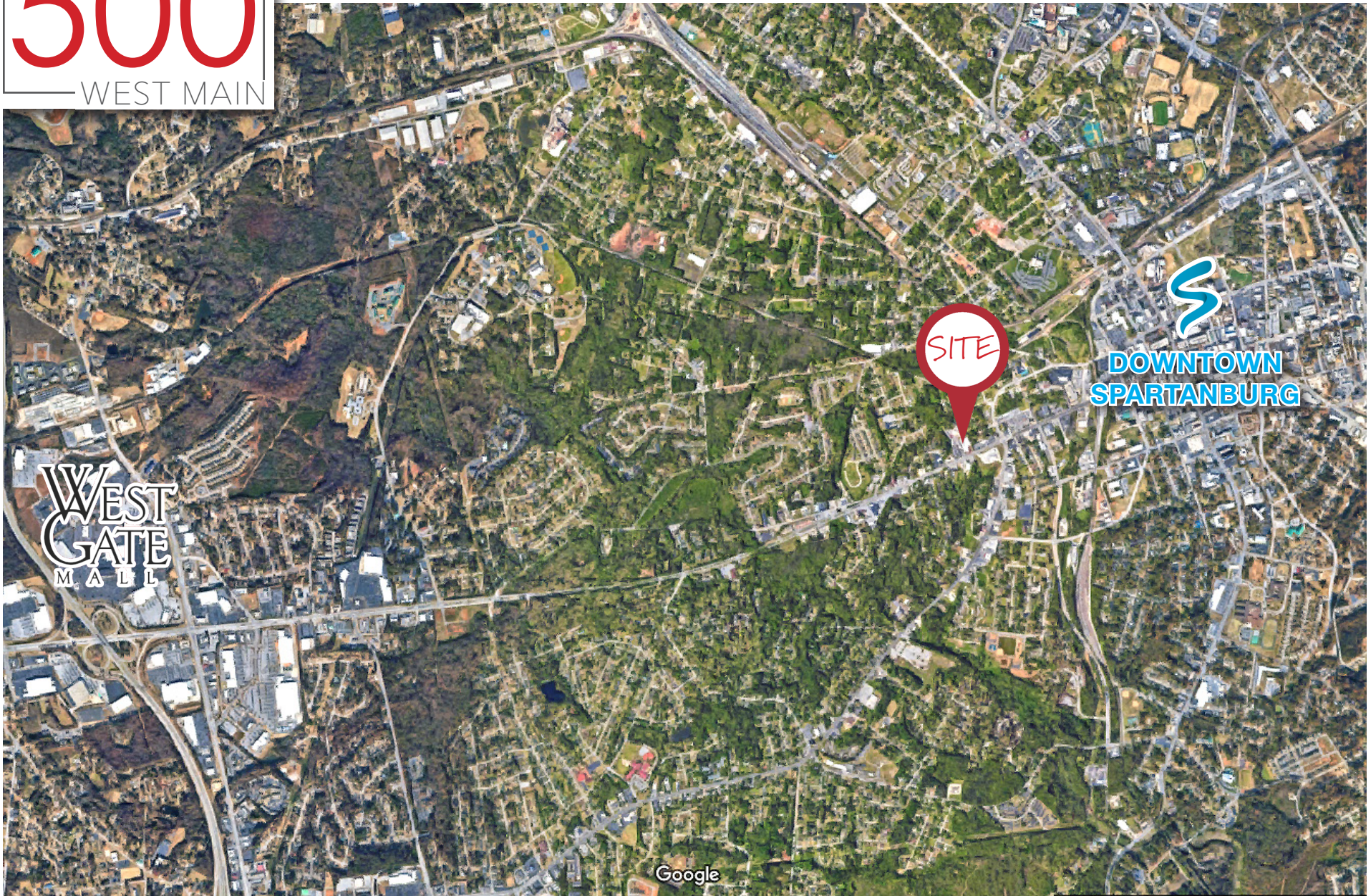
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SPARTANBURG, SOUTH CAROLINA

Urbanism has exploded in downtown Spartanburg with the perfect blend of shops, restaurants, residential options, and office space.

Significant investments continue to be made to make Downtown Spartanburg a place where you can live, work and play. Hundreds of apartments, lofts and condos, thousands of jobs, and a remarkable array of places to shop, eat, be entertained or just relax and have a good time all sit within the downtown district.



seespartanburgrise.com

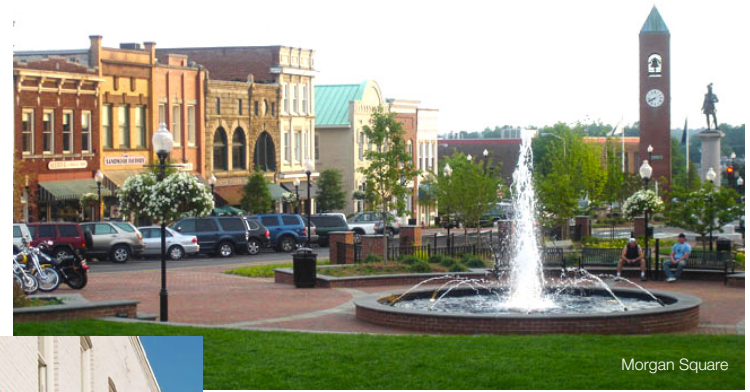
Spartanburg is the home of more per capita international investment than anywhere else in the country. Centered along the intersection of two major interstates, the area has become host to more than 110 international firms, including the American headquarters of BMW manufacturing company and Milliken Company.

Spartanburg is unmatched statewide in economic development for new investment and job creation, home to a thriving cultural district and diverse educational institutions, and recognized for its award-winning culture of health.



With nearly 40,000 residents in the City of Spartanburg and more than 15,000 college students, Spartanburg is the fourth largest county in South Carolina, by population.

Spartanburg County is projected to add nearly 40,000 residents by 2030, increasing the total population to more than 331,000 people. That's a nearly 13 percent increase.



Morgan Square

Located at the **intersection of Interstates 85 and 26**, Spartanburg is within driving distance of three international airports and less than a half-day's drive from Asheville, Atlanta, Charlotte, Charleston, Greenville and Nashville.


4th Largest County
in SC by population

306,854 - Spartanburg County
37,498 - City of Spartanburg
15,000 - College Students



Downtown Spartanburg was designated as the second **Cultural Arts District** in South Carolina

chapman **cultural** center serves as the heart of the arts community.

Home to the **world headquarters** of **Denny's** and **Milliken**, the **ONLY**  Manufacturing Co. plant in the **United States**, more than **100** international businesses, and **seven colleges and universities**.


GSP INTERNATIONAL AIRPORT
ROGER MILLIKEN FIELD

More than **2.32 million passengers** served in 2018 by 6 major airlines offering 50 non-stop daily departures to 19 major cities and 23 airports across the country.

 **#1 HOSPITAL in SC**

Spartanburg Medical Center (part of the Spartanburg Regional Healthcare System) was named the #1 Hospital in South Carolina by U.S. News and World Report (2015).

Only summer home of the  **CAROLINA PANTHERS**

Ranked as one of the **top five training camps in the NFL** for fan friendliness.

There are more than **200 miles** of walking and biking trails in Spartanburg County between Croft State Park, the Palmetto Trail, the Mary Black Foundation Rail Trail and the Cottonwood Trail.



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Contact Us to Learn More
About This New Mixed-Use
Redevelopment Opportunity
in Downtown Spartanburg

Cole Morris | Chris Harrison
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314 S Pine St | Spartanburg, SC 29302