

# POTTER'S LOFTS AND RETAIL

5365 N MAIN ST, COWPENS, SC 29330

RETAIL PROPERTY  
FOR LEASE



## PROPERTY DESCRIPTION

Located in the heart of downtown Cowpens, SC, this space offers a charming commercial area rich in history and community. These retail spaces are ideally situated to capture high foot traffic, surrounded by local shops, eateries, and parks. With convenient access to major roads and ample parking, it presents an excellent opportunity for businesses looking to thrive in a welcoming environment. The area is experiencing growth, making it a prime location for new ventures.

## PROPERTY HIGHLIGHTS

- LOCATED AT THE HISTORIC POTTER'S OLD STORE, THIS REVITALIZATION PROJECT WILL CONSIST OF TWO RETAIL SPACES WITH APARTMENT UNITS AVAILABLE ON THE UPPER LEVEL.

- EXPECTED COMPLETION: FALL OF 2025

## ANDREW BABB

Principal  
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## OFFERING SUMMARY

Lease Rate:	Call for pricing
Number of Units:	2
Available SF:	1,731 - 1,819 SF
Lot Size:	7,935 SF
Building Size:	9,960 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	142	337	951
Total Population	343	812	2,295
Average HH Income	\$68,065	\$70,058	\$69,367

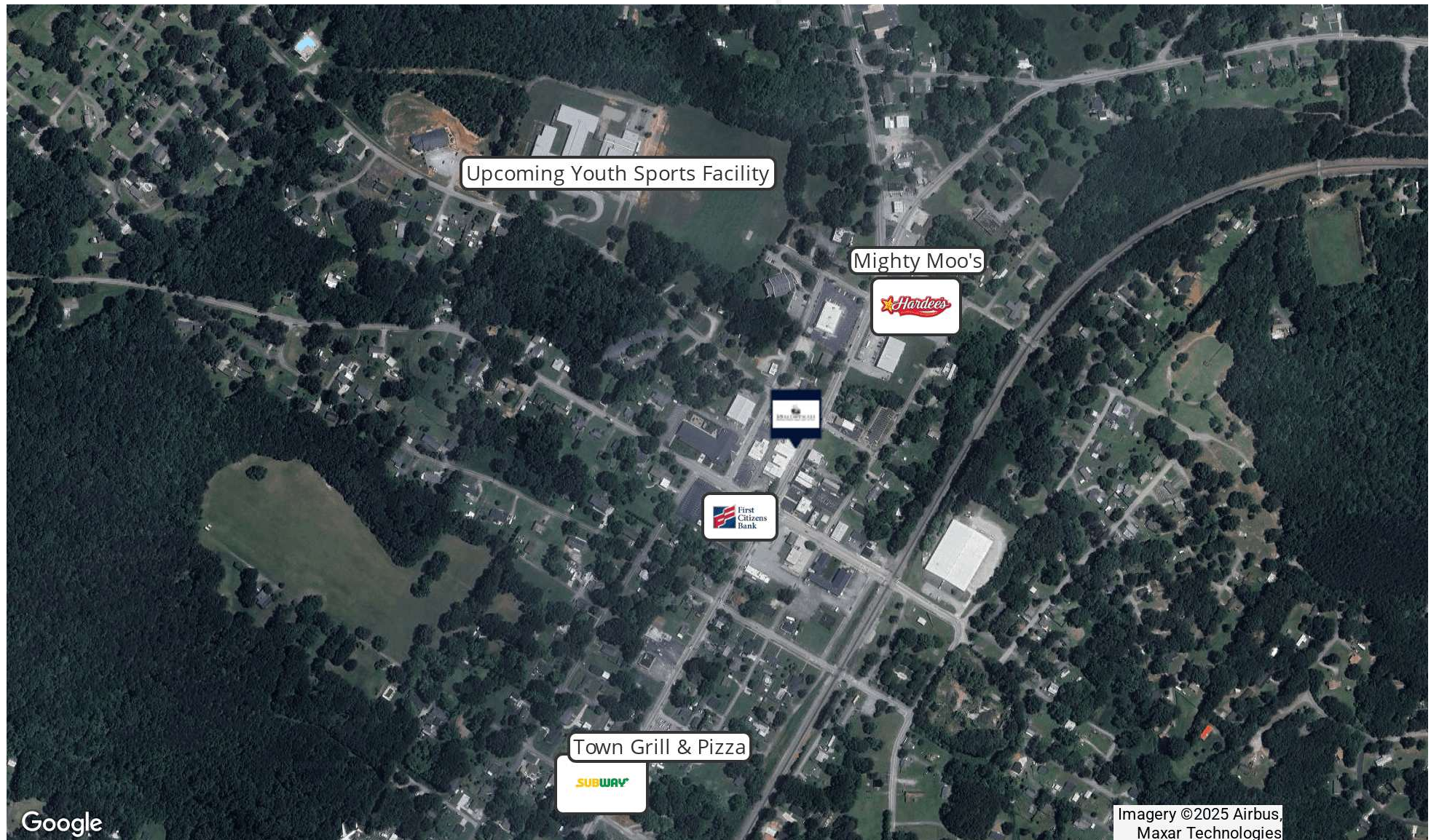




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12/14/2023

ISSUE FOR PRICING

NOT FOR  
CONSTRUCTION  
PURPOSES

FIRST FLOOR PLAN - PROPOSED

A102

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**ROADSTEAD**  
REAL ESTATE ADVISORS UPSTATE, LLC

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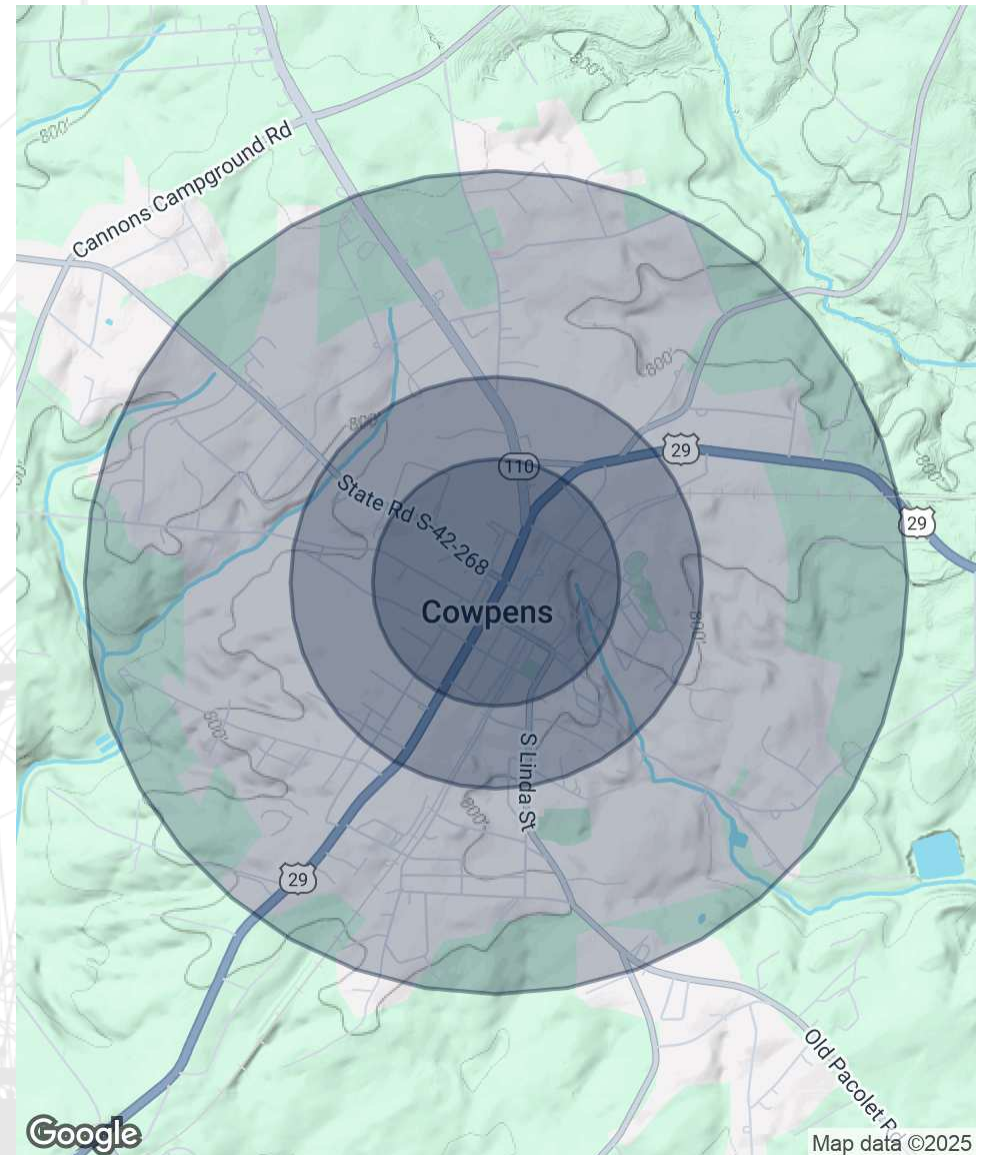
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	343	812	2,295
Average Age	42	42	42
Average Age (Male)	41	41	41
Average Age (Female)	44	44	44

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	142	337	951
# of Persons per HH	2.4	2.4	2.4
Average HH Income	\$68,065	\$70,058	\$69,367
Average House Value	\$225,085	\$235,063	\$231,412

*Demographics data derived from AlphaMap*



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