

Drayton Mills Marketplace

Second Generation Restaurant with Fully Equipped Kitchen

±6,979 SF Core & ±2,004 SF of Dedicated Patio Space



1802 Drayton Rd, Spartanburg, SC 29307



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Executive Summary

Elegant, free-standing restaurant opportunity positioned at the entrance to the vibrant Drayton Mills mixed-use development—one of Spartanburg's most successful adaptive reuse projects—offering restaurateurs a valuable second-generation space that significantly reduces the time to opening.

The fully equipped, approximately $\pm 6,979$ SF building is complemented by a $\pm 2,004$ SF private patio, creating an ideal setting for full-service dining, a dynamic bar program, or an experiential culinary concept. The patio extends the space outdoors for seasonal events and private gatherings, while excellent visibility and abundant on-site parking ensure convenient access for guests.

The existing build-out features a high-quality bar, a full commercial kitchen, and an open, flexible floor plan designed for seamless indoor and outdoor seating. Showcasing modern industrial character, soaring ceilings, and abundant natural light, the space offers a warm, inviting atmosphere that can be adapted to a new concept with minimal additional investment.

Retail tenants at Drayton Mills benefit from over 280 apartments at Drayton Mills Lofts steps away, 22K+ vehicles daily, and a live-work-play mix of residential, retail, dining, and fitness. Suite I also gains a built-in customer base next door, where Regus has leased the neighboring $\pm 6,166$ SF suite and is coming soon with roughly 75 desks. An integrated trail network and year-round programming keep foot traffic steady in one of Spartanburg's most active destinations.

Suite I
6,979 SF

CORE SPACE

Turnkey
Commercial
Kitchen

EQUIPMENT LIST
AVAILABLE

$\pm 2,004$
SF

DEDICATED
PATIO SPACE

\$23
PSF

BASE
RENT

3rd

FASTEST GROWING METRO
IN AMERICA BY %
(U.S. CENSUS BUREAU)

22,954
VPD

TRAFFIC
COUNT
(COSTAR)

Property Overview

Suite I
±6,979 SF



Second Generation Restaurant with Fully Equipped Kitchen

Highlights

- Turnkey build-out — high-quality bar and full commercial kitchen in place
- ±6,979 SF second-generation restaurant within a fully restored historic mill
- Dedicated ±2,004 SF private patio for indoor-outdoor dining, seasonal events, and private gatherings
- ±22,954 vehicles per day with strong visibility at the development entrance
- On-site parking with easy access for staff and guests
- Walkable to restaurants, coffee, retail, fitness, salons, and daily amenities
- Direct access to the Drayton Mills trail network for walking and biking





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DRAYTONMILLS

Marketplace

Suite I



SPARTANBURG SC SURROUNDING BUSINESSES

- Milliken & Company
- BMW Manufacturing Co.
- Spartanburg Regional HQ
- Packaging Corporation of America
- AFB International
- Denny's Corporate Office
- Nucor Steel Spartanburg
- PFG Performance Food Group
- Advance Smooth-On
- Spartanburg Water System

RESTAURANTS & CAFÉS

- Dray Bar & Grill
- Cribb's Kitchen On Main
- The Mill Kitchen and Bar
- Starbucks
- Vintage Coffee & More
- Swamp Rabbit Café & Grocery
- Chick-fil-A
- Panera Bread
- Cook Out
- McDonald's

PARKS & RECREATION

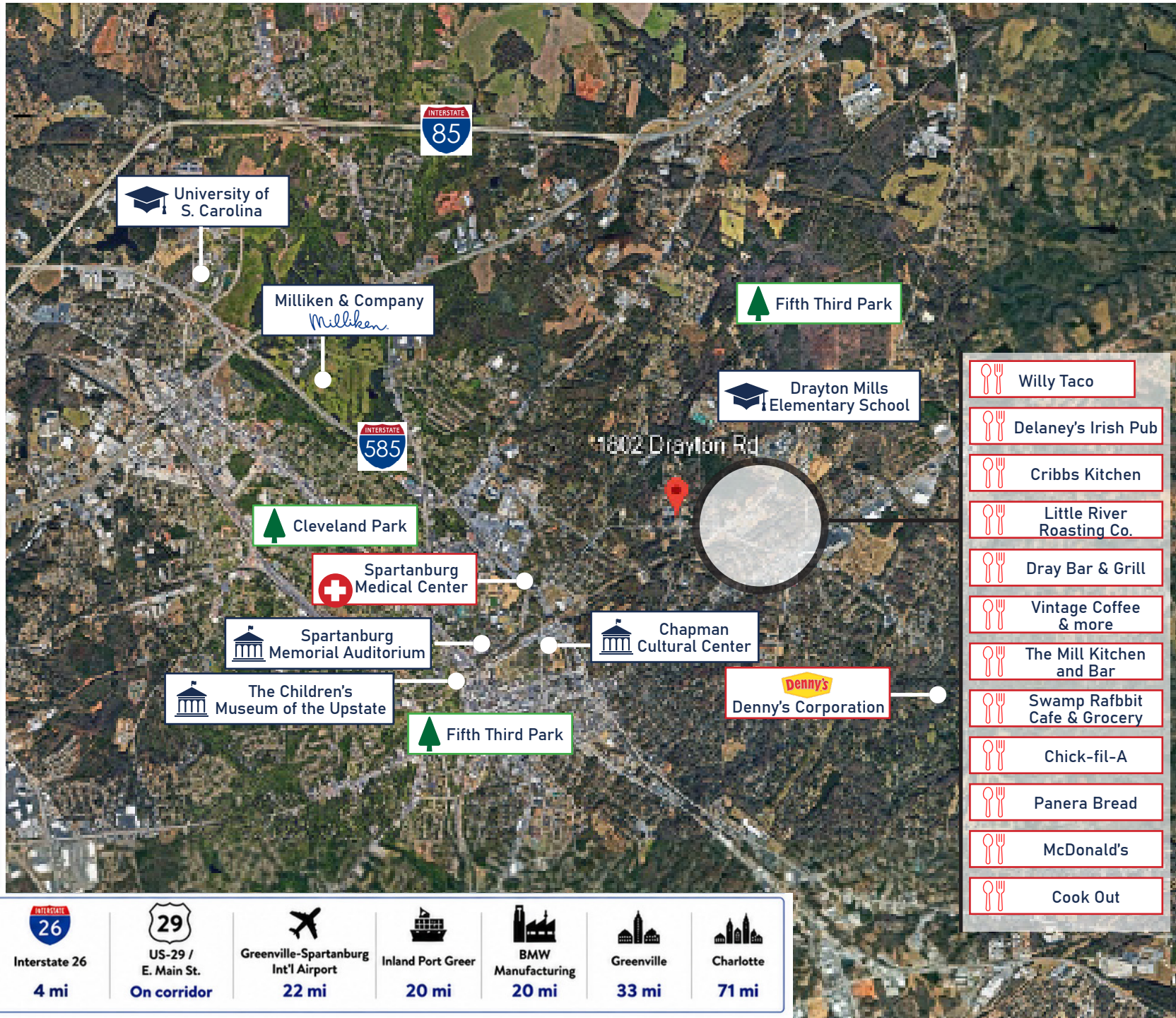
- Drayton Mill Pond
- Spartanburg County Park
- Tyger River Park
- Croft State Park
- Milliken Arboretum
- Cleveland Park
- Edwin M. Griffin Nature Preserve

SCHOOLS

- Drayton Mills Elementary School
- Fairforest Middle School
- Dorman High School
- Wofford College

LANDMARKS & ATTRACTIONS

- Spartanburg Medical Center
- Spartanburg Memorial Auditorium
- Chapman Cultural Center





HISTORIC STATUS

Constructed 1902-1904, Drayton Mills has a rich history that has spanned over 100 years. The red brick-spinning mill was beautifully designed by the Boston engineering firm of Lockwood Greene & Co. and features Romanesque Revival and Tudor Revival architecture.

Over the years, additional structures have been added including a cotton warehouse, two water towers, a pond and office buildings. Architectural features with industrial charm are still present to the site including exposed beams, arched window bays, deep red brick and original hardwood floors.

Today the property is listed on the National Register of Historic Places which adds to the uniqueness of this master redevelopment. Operating as a textile and manufacturing mill beginning in 1904. At its peak, the mill employed approx. 1,200 workers and helped establish Spartanburg as one of the South's leading textile manufacturing centers.

About Spartanburg SC

Thriving Spartanburg

Spartanburg is one of the fastest-growing markets in the Southeast. The U.S. Census Bureau ranked the Spartanburg metro area the third-fastest-growing in the nation in 2025 by percentage, with the county's population increasing 2.8% in a single year to ~381K. Home to seven colleges and universities, the market offers a young, educated workforce and a deep, growing base of demand for retail, office, and residential space. Economic momentum is supported by substantial private investment. In 2025, Spartanburg County attracted \$3.5 billion in new capital investment and more than 1,000 jobs across 20 projects in advanced manufacturing, aerospace, and technology. The region's industrial base is anchored by BMW Manufacturing; the largest plant in BMW's global network and the leading U.S. automotive exporter by value at \$9 billion in 2025, along with Milliken, Michelin, Toray, Adidas, and Keurig Dr Pepper.



Unique Location

Located near the Central Business District, Converse College, Edward Via College of Osteopathic Medicine, University of South Carolina Upstate, Spartanburg Community College, Spartanburg Methodist College and Wofford College, this mixed-use development has become a well-known destination. Residents can walk to the surrounding community and enjoy proximity to events and the array of services offered by this unique combination of living, retail, office and restaurants at Drayton.

Award-Winning Community

The South Carolina Department of Archives and History and Preservation South Carolina honored Drayton Mills with the Honor Award, one of the state's highest recognitions for historic preservation.

In 2018, Novogradac & Company named Drayton Mills the Non-Residential Major Community Impact Winner, selected from hundreds of eligible projects nationwide for its outstanding historic redevelopment and community impact. Drayton Mills was also voted Best Apartment Community six years in a row in the *Spartanburg Herald-Journal*'s Best of the Best awards.





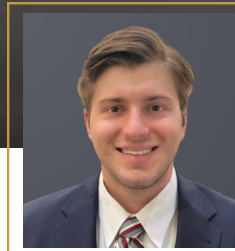
Team Profiles



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Michael Bull, CCIM, is the Founder and CEO of Bull Realty with over 35 years of commercial real estate experience and more than \$8 billion in closed transactions. Licensed in eight states, he leads the firm's office investment sales team and is recognized for delivering exceptional investment sales, leasing, and advisory services.

Michael is also the host of America's Commercial Real Estate Show, a nationally recognized program featuring industry leaders, economists, and market experts. A frequent speaker at commercial real estate conferences, he is actively involved with the CCIM Institute, National Association of REALTORS, and several leading industry organizations.



Alex Fabian
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Alex Fabian advises clients on the acquisition and disposition of multifamily assets and the leasing of mixed-use and commercial space across Georgia and the Southeast. Working alongside Michael Bull, CCIM, he leverages Bull Realty's proprietary marketing platform, extensive investor and tenant network, and market intelligence to maximize value for clients. Through Bull Realty's affiliation with TCN Worldwide, clients also benefit from a global network spanning 200+ markets.

Before joining Bull Realty, Alex worked with Cushman & Wakefield's Sunbelt Multifamily Advisory Group and later with Ashton Woods Homes's Land Finance team, supporting underwriting, capital structuring, and transaction management. He earned a B.B.A. in Real Estate (Cum Laude) from the University of Georgia Terry College of Business and enjoys golfing, fishing, and exploring Atlanta.



ABOUT BULL REALTY



28
YEARS IN
BUSINESS



LICENSED
IN
8
SOUTHEAST
STATES



ATL
HEADQUARTER

SERVICES

Services include disposition, acquisition, project leasing, tenant representation, and consulting across a wide range of sectors, including office, retail, industrial, multifamily, land, healthcare, senior housing, self-storage, hospitality, and single-tenant net lease properties.

GLOBAL ALLIANCE

Bull Realty is a member of TCN Worldwide, an alliance of 60+ offices and 1,500 commercial real estate professionals serving more than 200 markets globally. This partnership expands the firm's reach, client access and investor relationships across the U.S. and internationally.

AMERICA'S COMMERCIAL REAL ESTATE SHOW

The firm produces the nation's leading show on commercial real estate topics, America's Commercial Real Estate Show. Industry economists, analysts and leading market participants — including Bull Realty's founder Michael Bull, CCIM — share market intel, forecasts and strategies. The weekly show is available to stream wherever you get your podcasts or at www.CREshow.com.

JOIN OUR TEAM

Bull Realty continues to expand through merger, acquisition and by welcoming experienced agents. The firm recently celebrated 28 years in business and, through its TCN Worldwide alliance, actively works with clients and brokers across the country.

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<https://www.bullrealty.com>



OUR MISSION

To provide a company of advisors known for integrity and the best disposition marketing in the nation.

