

Drayton Mills Marketplace - #301

A fully equipped $\pm 6,979$ SF restaurant space with full commercial kitchen, bar, and a $\pm 2,004$ SF private patio | For Lease



1802 Drayton Rd, Suite 301, Spartanburg, SC 29333





The Opportunity

Elegant, free-standing restaurant opportunity positioned at the entrance to the vibrant Drayton Mills mixed-use development—offering restaurateurs a valuable second-generation space that significantly reduces both startup costs and 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 property benefits from excellent visibility and abundant on-site parking, ensuring convenient access for guests.

The existing build-out features a high-quality bar, a full commercial kitchen, and an open, flexible floor plan designed to accommodate 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 easily tailored to a variety of restaurant concepts with minimal additional investment.

#301

**AVAILABLE
SUITE**

**6,979 SF
(2,004 Patio)**

**AVAILABLE
SPACE**

**\$29
PSF**

**BASE
RENT**

2019

**YEAR
RENOVATED**

Property Overview

Suite 301

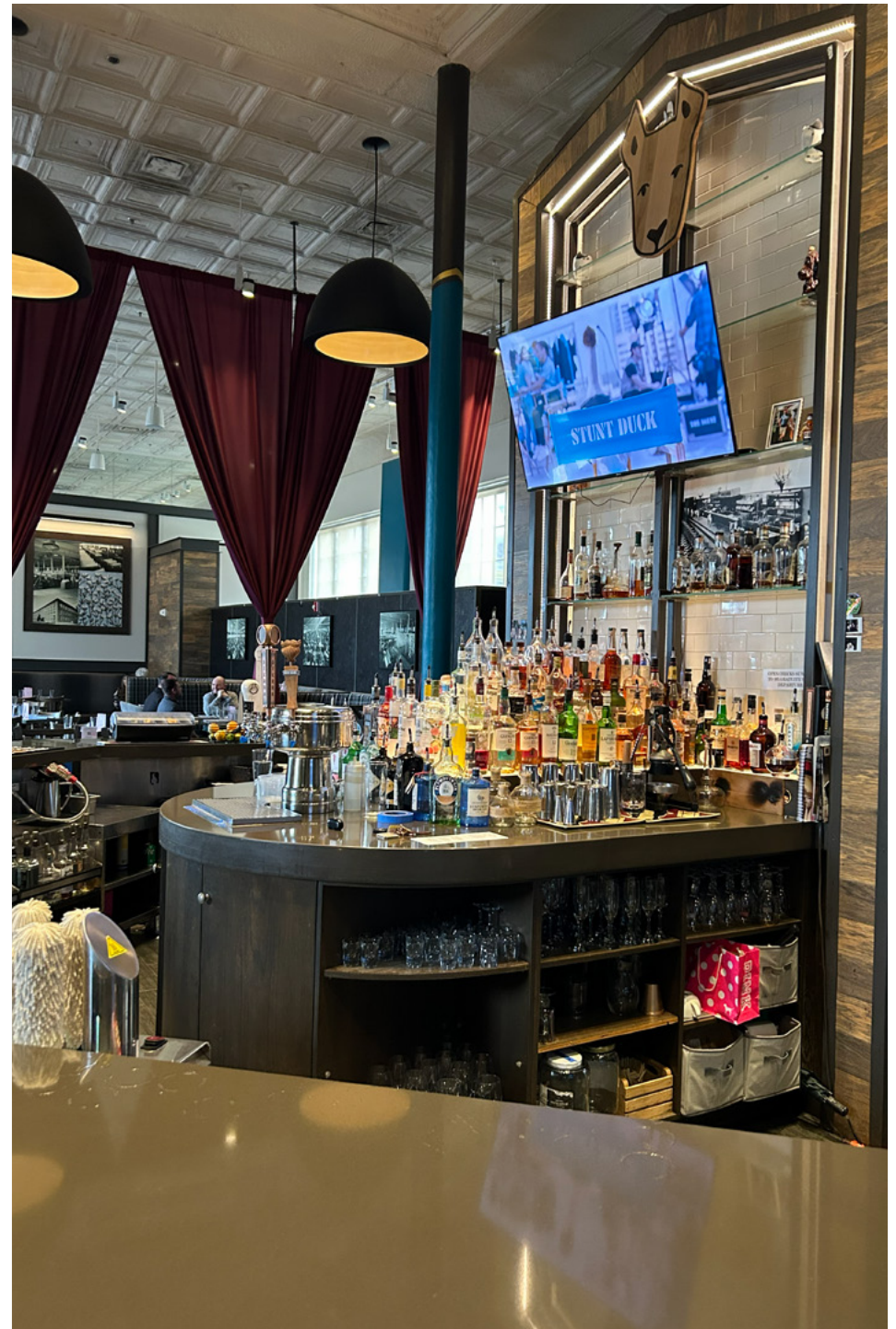


Turnkey Restaurant Opportunity with Built-In Foot Traffic with 500+ Residents On-Site

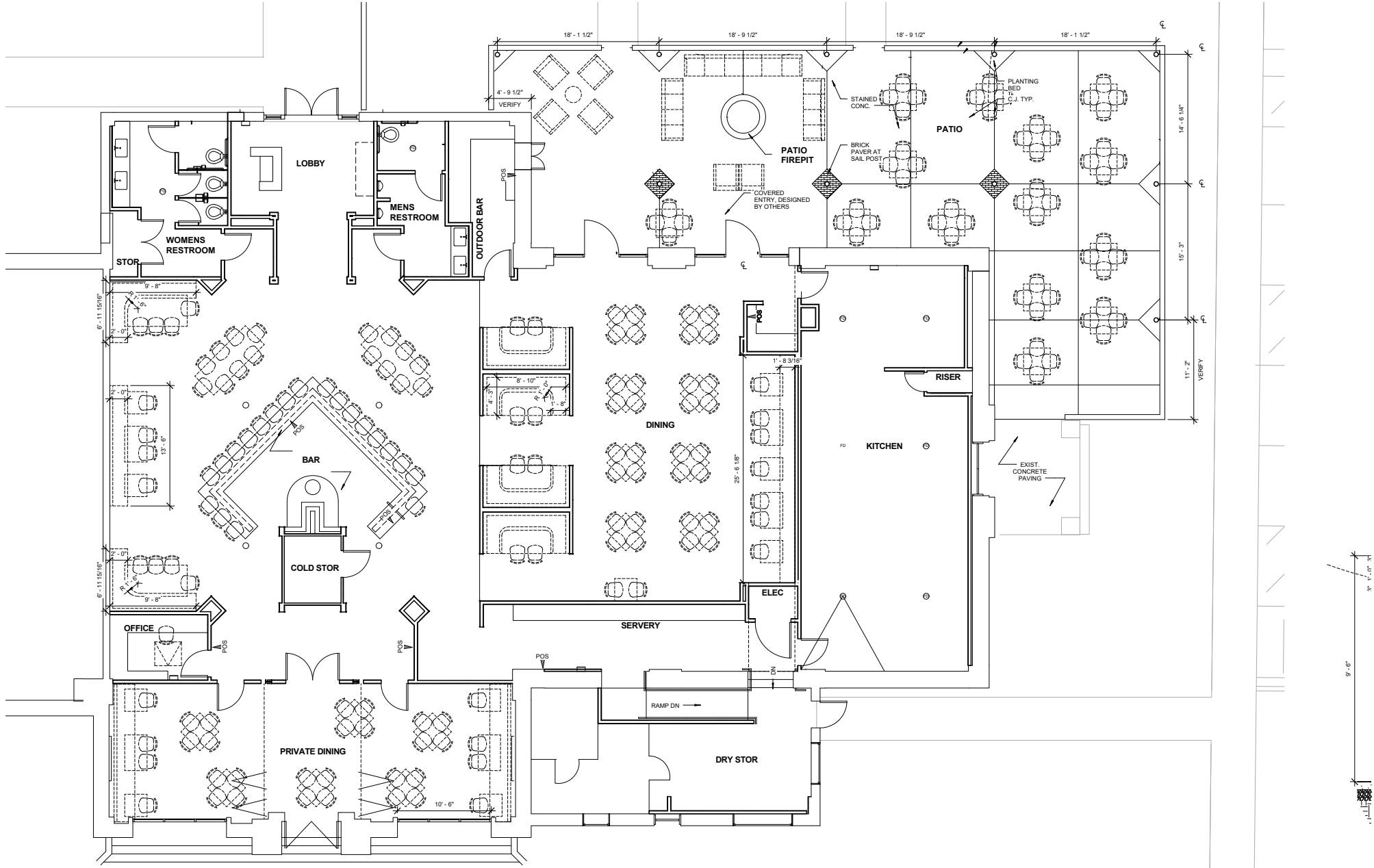
- ±6,979 SF second-generation restaurant space within a fully restored historic mill environment
- High ceilings, exposed brick, large windows, and authentic mill character throughout
- Walkable access to restaurants, coffee, retail, fitness, salons, and daily amenities
- Direct connectivity to the Drayton Mills trail network for walking, biking, and outdoor engagement
- Convenient and generous on-site parking with easy access for staff and visitors
- Located within the broader Drayton Mills live-work campus, home to 500+ residents and consistent daily foot traffic







Floor Plan - Suite 301





DRAYTONMILLS *Marketplace*

Suite 301





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