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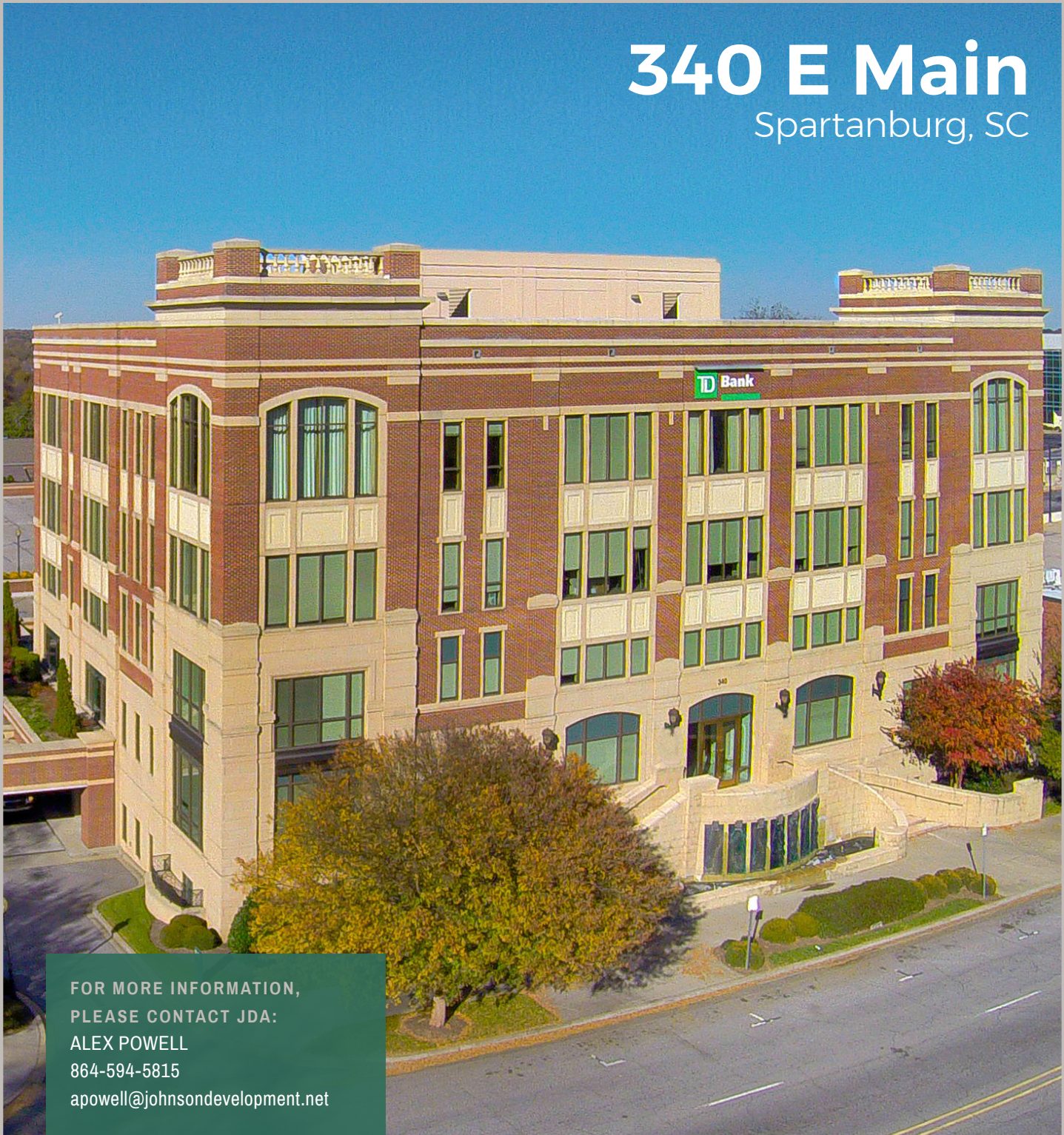
REAL ESTATE DEVELOPERS

JohnsonDevelopment.net

CLASS A DOWNTOWN OFFICE SPACE

340 E Main

Spartanburg, SC

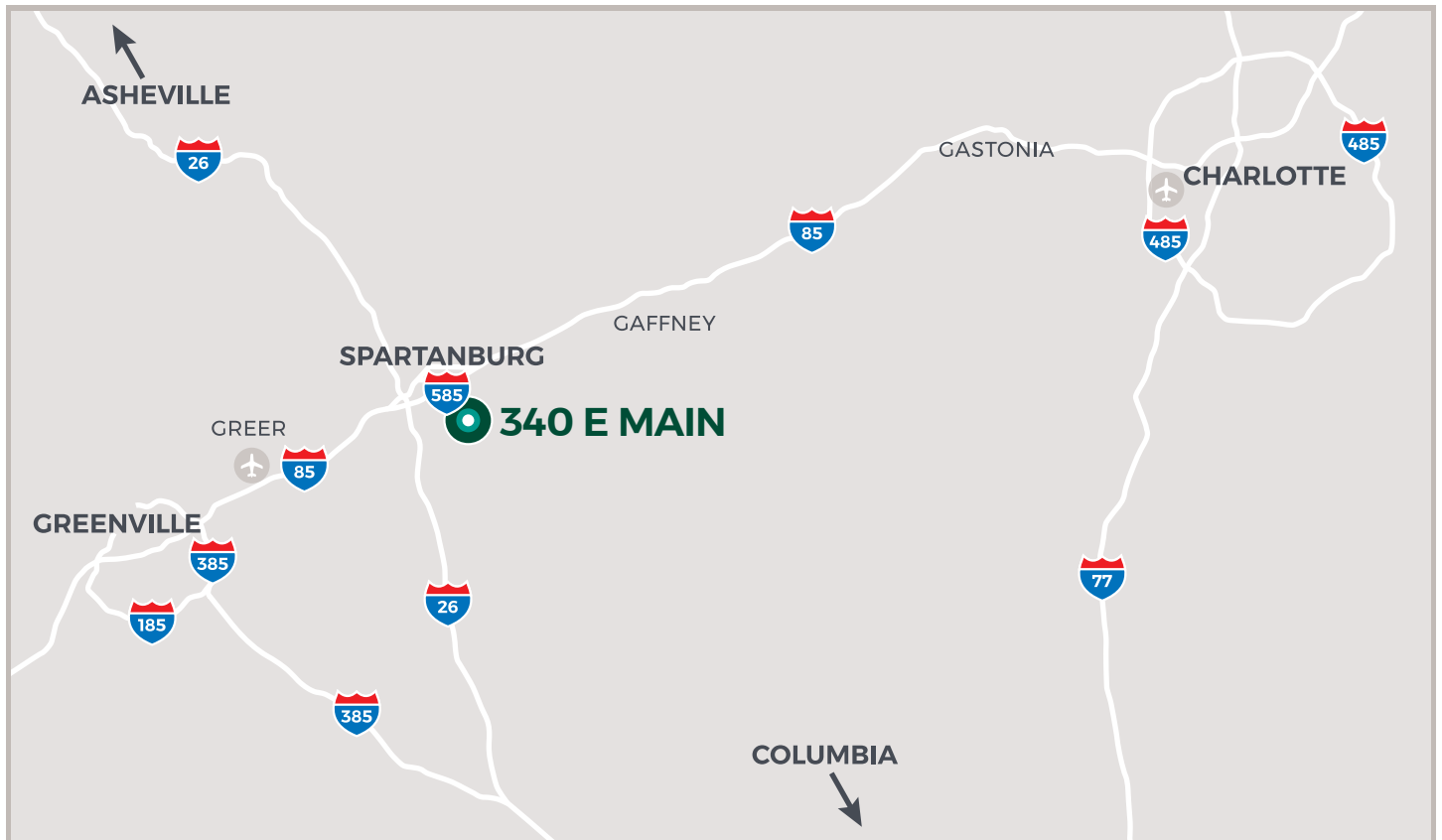


FOR MORE INFORMATION,
PLEASE CONTACT JDA:
ALEX POWELL
864-594-5815
apowell@johnsondevelopment.net

PROPERTY OVERVIEW

With 320 E Main building next door, this is the first of two master-planned office buildings that boast an unequalled presence on Main Street.

This desired location offers walking access to many of Downtown Spartanburg's restaurants and retail. In addition, this is the only Class A space in Downtown Spartanburg with covered parking directly available to the space. With nearly 60,000 SF of Class A office space, current tenants include TD Bank and American Credit Acceptances, Marlboro Development team and Healing Solutions.





PROPERTY HIGHLIGHTS

- **Available** space is located on the first floor with E Main frontage and access.
- **Immediate proximity** to downtown Spartanburg restaurants and shopping.
- **Ample on-site surface** and deck parking.
- **Class A office space** that accommodates multiple tenant types.
- **Easily accessible** to I-585.



69

Food and Beverage

within a 1.5-mile radius



2

Hotels within 1 mile
*Marriott with 285 rooms and
AC Marriott with 114 rooms*



10 min

Drive to I-26 and I-85

SPARTANBURG HIGHLIGHTS

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.

- **115** attractions in downtown cultural district

- **25,105** daytime population within 1.5 miles

- Downtown **walkability** (71 on a scale of 1-100)

- **25,105** daytime population within 1.5 miles



- Spartanburg is home to the **Carolina Panthers** training camp which has an average annual economic impact of over **\$15.16 million**



- Nearly **275** existing multi-family units, with a **97.1%** occupancy rate, and **180+** units under construction, in the downtown area

- **25,105** daytime population within 1.5 miles

- **17,000+** college students in the downtown area

VISIT SPARTANBURGDOWNTOWN.COM

Among numerous new development projects in Spartanburg, the **Montgomery Building** mixed-use development project has been touted as a benchmark for historic revitalization.

142 Social

- 142 Social mixed-use redevelopment to be delivered in 2019 with 18 apartments and four retail units.

AC Marriott

- 114 hotel rooms, meeting space, dining

- **40+** restaurants and bars located within walking distance

- **\$229 million** of investment either completed or currently under construction in downtown since 2016

- **BMW's** only manufacturing facility in the USA is located **15 miles** from downtown Spartanburg



DOWNTOWN POINTS OF INTEREST



RESTAURANTS

- | | | |
|---------------------------|---------------------------|---------------------------|
| 1 Cribb's Kitchen | 15 Lime Leaf | 29 Fr8yard |
| 2 Main Street Pub | 16 Groucho's Deli | 30 Piedmont Club |
| 3 Brickhouse Pizzeria | 17 Growler Haus | 31 Level 10 |
| 4 Little River Coffee Bar | 18 The Lemongrass Kitchen | 32 The Silo at RJ Rockers |
| 5 Subway | 19 Pokenori | 33 Spill the Beans |
| 6 Nacho Taco | 20 Papa's Breakfast Nook | 34 The Pharmacy Coffee |
| 7 Miyako Sushi | 21 Venus Pie Pizzeria | 35 Sidewall Pizza |
| 8 Wild Wing Café | 22 The Skillet | 36 The Eatery |
| 9 Monster Subs | 23 Mellow Mushroom | 37 The Farmer's Table |
| 10 It's Banh Mi Baby | 24 Firehouse Subs | 38 Peddler Steakhouse |
| 11 Monsoon Noodle House | 25 Arby's | 39 Starbucks |
| 12 Renato's | 26 Substation II | 40 Wendy's |
| 13 Delaney's Irish Pub | 27 Nu Way | 41 Bond Street Wines |
| 14 Bar 1884 | 28 The Kennedy | |

HOTELS

- 42 Marriott
- 43 AC Marriott
- 44 Inn on Main

ATTRACTIONS

- 45 Chapman Cultural Center
- 46 Barnet Park
- 47 Morgan Square
- 48 Hub City Co Op
- 49 RJ Rockers Brewing Co.
- 50 Richardson Park



