



**JOHNSON  
DEVELOPMENT  
ASSOCIATES, INC.**  
REAL ESTATE DEVELOPERS

[JohnsonDevelopment.net](http://JohnsonDevelopment.net)

CLASS A DOWNTOWN OFFICE SPACE

# 340 E Main

Spartanburg, SC

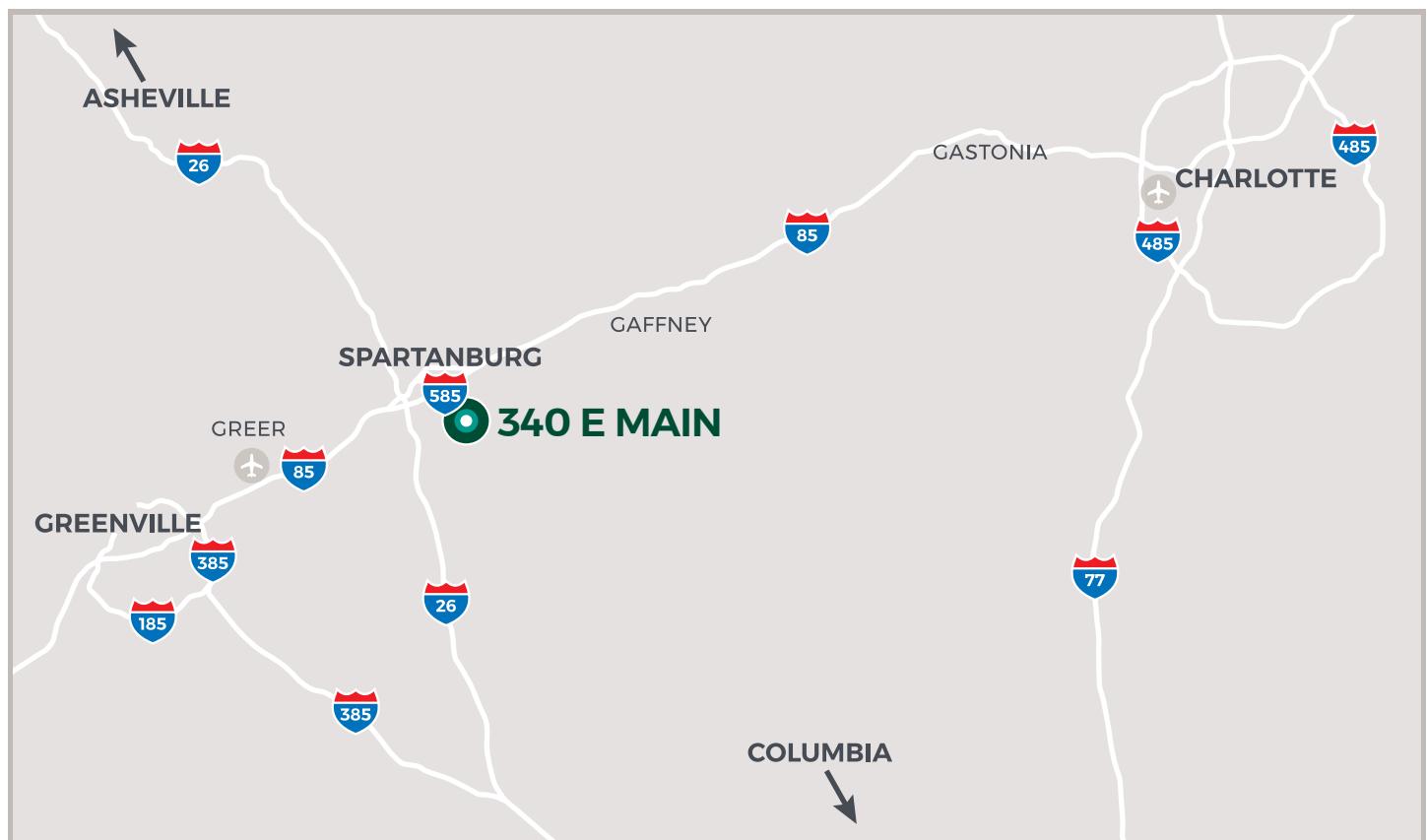


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# PROPERTY OVERVIEW

**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**



VISIT [SPARTANBURGDOWNTOWN.COM](http://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

- 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

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



# DOWNTOWN POINTS OF INTEREST



## RESTAURANTS

- 1 Cribb's Kitchen
- 2 Main Street Pub
- 3 Brickhouse Pizzeria
- 4 Little River Coffee Bar
- 5 Subway
- 6 Nacho Taco
- 7 Miyako Sushi
- 8 Wild Wing Café
- 9 Monster Subs
- 10 It's Banh Mi Baby
- 11 Monsoon Noodle House
- 12 Renato's
- 13 Delaney's Irish Pub
- 14 Bar 1884
- 15 Lime Leaf
- 16 Groucho's Deli
- 17 Growler Haus
- 18 The Lemongrass Kitchen
- 19 Pokenori
- 20 Papa's Breakfast Nook
- 21 Venus Pie Pizzeria
- 22 The Skillet
- 23 Mellow Mushroom
- 24 Firehouse Subs
- 25 Arby's
- 26 Substation II
- 27 Nu Way
- 28 The Kennedy

- 29 Fr8yard
- 30 Piedmont Club
- 31 Level 10
- 32 The Silo at RJ Rockers
- 33 Spill the Beans
- 34 The Pharmacy Coffee
- 35 Sidewall Pizza
- 36 The Eatery
- 37 The Farmer's Table
- 38 Peddler Steakhouse
- 39 Starbucks
- 40 Wendy's
- 41 Bond Street Wines

## HOTELS

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

## ATTRACTIIONS

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



