

Drayton Mills Marketplace - #101

Restaurant, Catering and Event Venue with
Fully Equipped Kitchen | $\pm 2,269$ SF Core & $\pm 1,800$ SF
of Dedicated Patio Space



1802 Drayton Rd, Suite 101- Spartanburg, SC 29333





The Opportunity

Suite 101 at Drayton Mills Marketplace is an opportunity to operate your business in one of Spartanburg's most successful adaptive reuse developments. Suite 101 is perfect for restaurants, catering services, wine bars, and specialty food entrepreneurs, as well as breweries and taprooms, cafés, bakeries and dessert concepts, commissary kitchens, and culinary incubators. The suite comprises ±2,269 SF of core space, a fully equipped commercial kitchen, supported by an adjoining common area with restrooms and a dedicated patio of ±1,800 SF.

The kitchen arrives turnkey: gas cooking line with griddle, double-stacked convection ovens, fryer, stainless reach-in refrigeration and freezer units, a pass-through dish machine with compartment sink, and an extensive prep and catering inventory. An operator can be open and producing here for a fraction of time a ground-up kitchen build would require. The dining and gathering areas carry the mill's original character, whitewashed brick, exposed beam ceilings, oversized windows, and polished concrete floors, leaving a bright, memorable setting for restaurant, catering, or private event use. The adjoining patio extends the space outdoors, offering room for seasonal events, seating space, and private gatherings.

Retail tenants at Drayton Mills benefit from over 280 apartments at Drayton Mills Lofts—a walk merely seconds away—steady daily traffic of 22K+ vehicles, and a live-work-play environment complimented by residential, curated retail, dining, and fitness. The campus's integrated trail network and year-round community programming deliver consistent foot traffic in one of Spartanburg's most active and amenitized destinations.

SUITE 101

AVAILABLE

**2,269 SF
1,800 SF**

**CORE SPACE
PATIO SPACE**

**Turnkey
Commercial
Kitchen**

**EQUIPMENT LIST
AVAILABLE**

**\$19
PSF**

**BASE
RENT**

**\$6
PSF**

**CAM
RENT**

**22,954
VPD**

**TRAFFIC
COUNT
(COSTAR)**

Property Overview

Suite 101
±2,269 SF



Restaurant or Catering Space with Fully Equipped Kitchen

Highlights

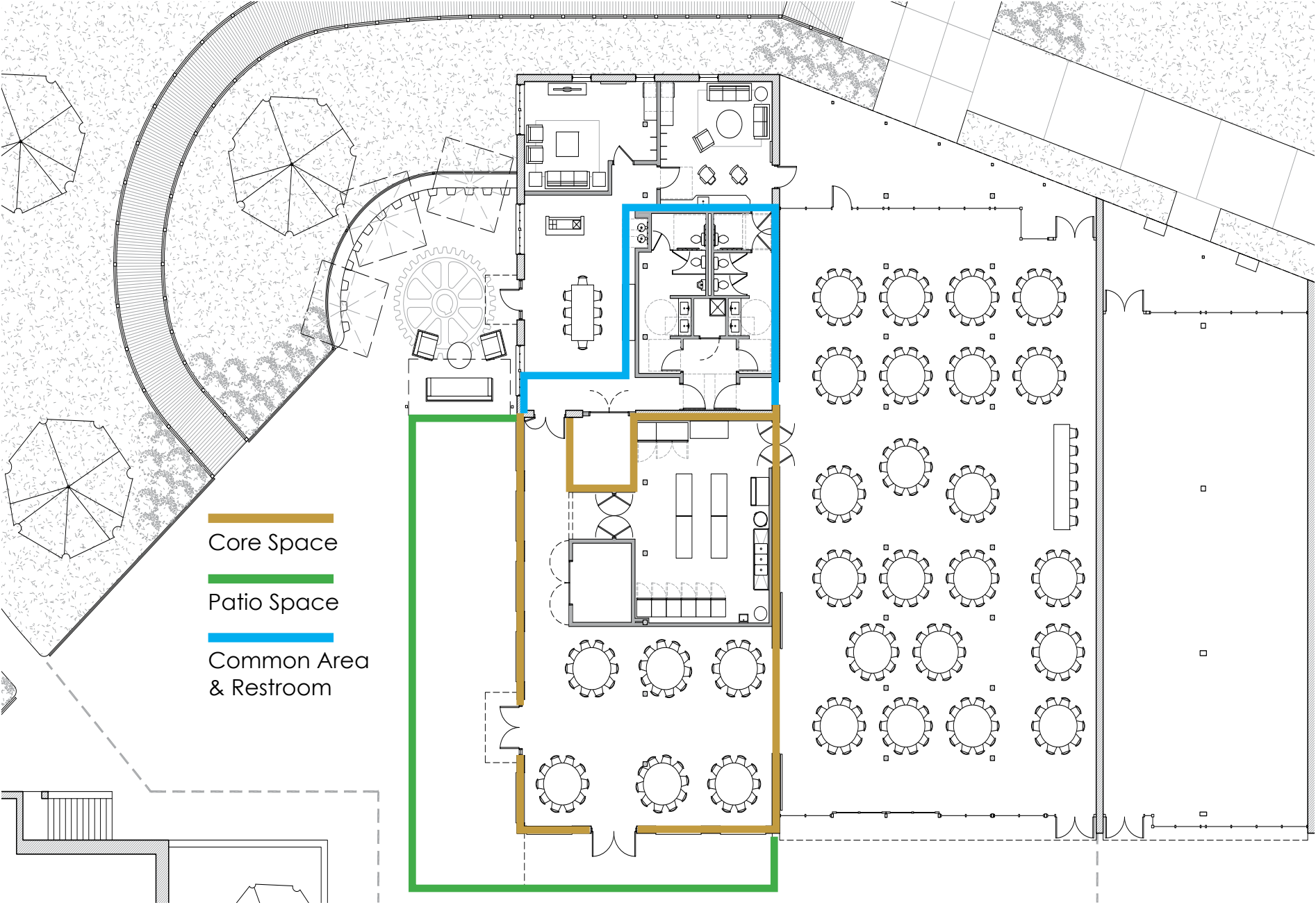
- ±2,269 SF core space, ±1,800 SF dedicated patio, and a fully equipped commercial kitchen
- Extensive equipment and smallwares already in place for an efficient opening
- Well suited for a restaurant, café, catering operation, event venue, cooking studio, or commissary kitchen
- Bright, open dining and event areas with whitewashed brick, exposed beams, oversized windows, and polished concrete floors
- Adjoining Drayton Mills Lofts, home to 500+ residents, just steps away
- Steady daily traffic of 22,954 cars per day
- Connected to Drayton Mills' trail network, with free parking and easy access for staff and guests

Suite 101





Floor Plan - Suite 101





DRAYTONMILLS *Marketplace*

Suite 101





CONTACTS

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