



FOR LEASE
Second Generation Restaurant Space
Drayton Mills Marketplace | Spartanburg, SC



Turnkey Restaurant 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 ±6,979 SF building is complemented by a ±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.

Address	1802 Drayton Road Suite I, Spartanburg, SC 29307
RSF	±6,979 SF @ \$29/RSF/MG
Patio RSF	±2,004 SF - Free patio space
Parking	Free parking
Signage	Visibility on front of building
Year Renovated	2019

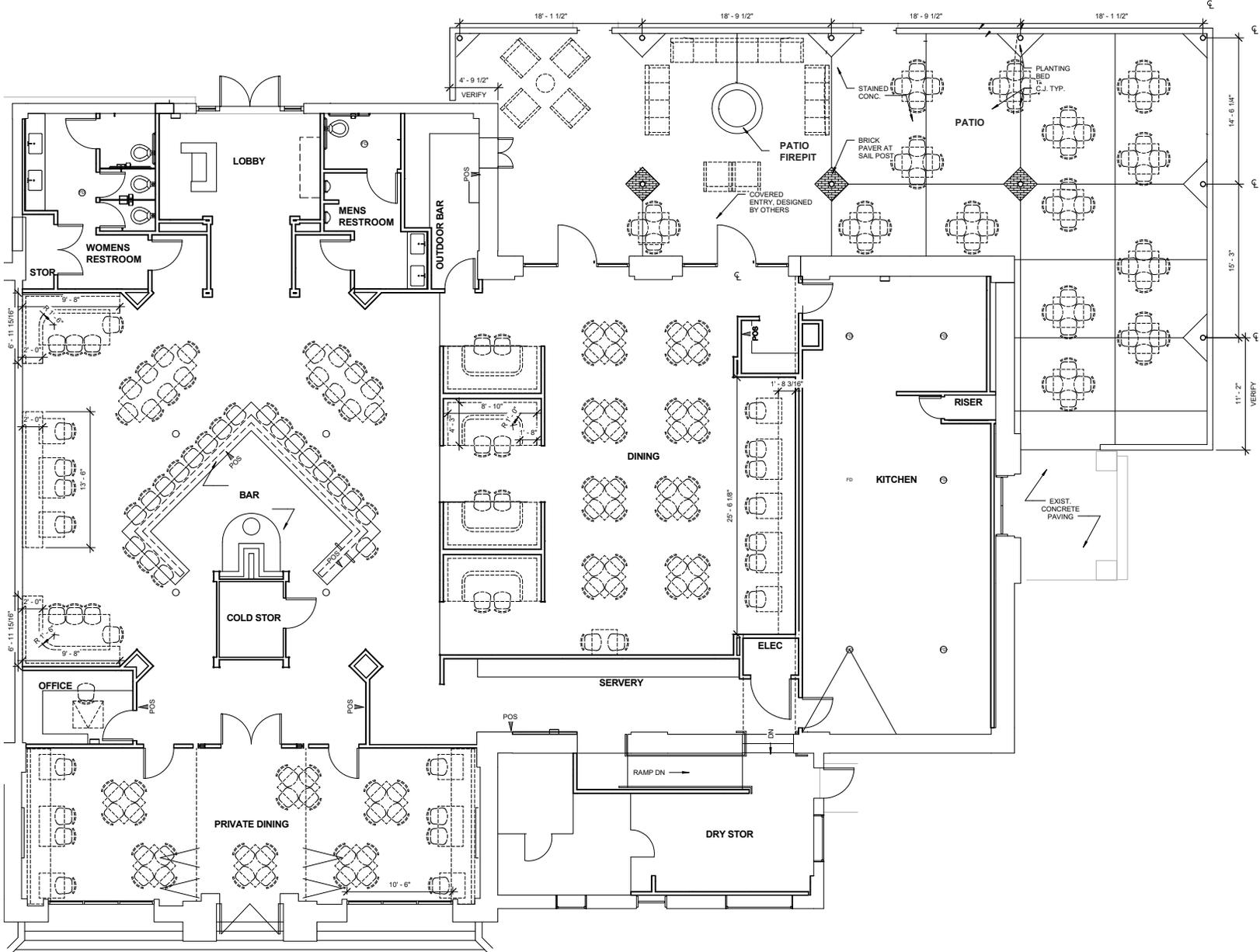
Restaurant Located in **Dynamic Mixed-Use Development**

Opportunity to operate your business at Drayton Mills, an award-winning mixed-use mill redevelopment in Spartanburg, South Carolina. The property offers a vibrant live-work-play environment with immediate access to dining, meeting spaces, fitness, entertainment, personal services, and 289 luxury loft residences. Employees and guests also benefit from direct access to the 32-mile Drayton Mills Trail, which runs through the campus and enhances the overall experiential setting.

Highlights

- ±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



COMMERCIAL TENANTS

- Aquatics H2O
- Bareknuke Barbershop
- Burn Boot Camp of Spartanburg
- E-Sports - Converse University
- Edward Jones
- 1800 Drayton Catering & Events
- Flow State Spartanburg
- Habit Beverage Lounge
- H2O Aquatics
- Palmetto Proactive Healthcare
- Pi-Squared Pizza
- Reinvintage Warehouse
- Sparkle City Chiropractic
- Tacos & Bla Bla Bla
- The Lauren Ashtyn Collection
- Wealth Enhancement Group



DRAYTON MILLS
Loft Apartments

DRAYTON MILLS
COFFEE BAR
HABIT
GENERAL STORE
EST. 2024

eighteen hundred
DRAYTON
LIVE CHIROPODIESTS

FLOW STATE
WATER COMPANY

TACOS
& **BLA
BLA
BLA**

PI
PIZZERIA
SQUARED

Edward Jones

CONVERSE
Esports

Wealth
Enhancement
Group

The Lauren Ashtyn Collection

Reinvintage
WAREHOUSE

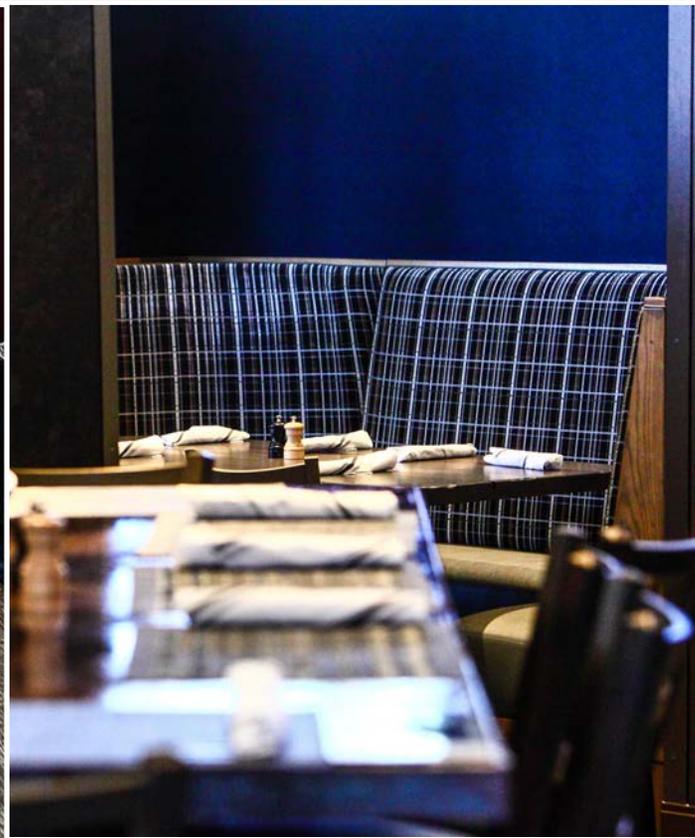
**YOUR RESTAURANT
HERE**

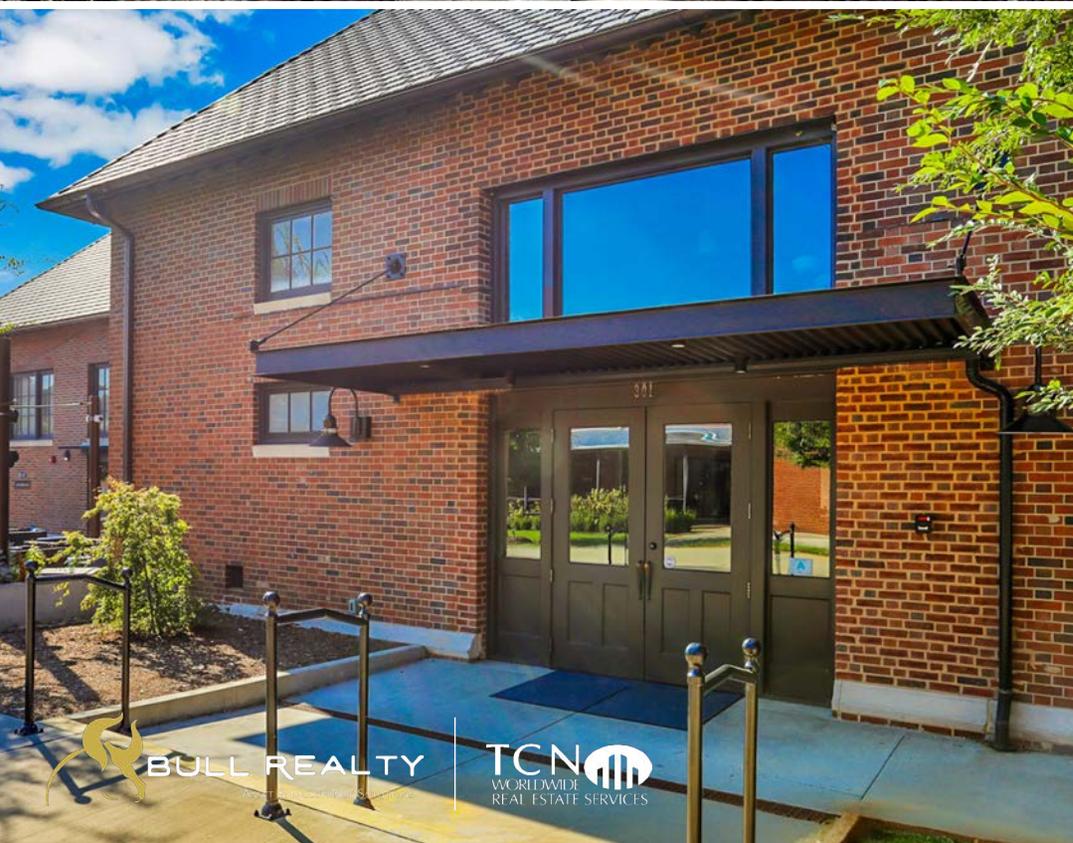
Palmetto Proactive
HEALTHCARE

BAREKNUKE
BARBERSHOP

burn
bootcamp

Sparkle City
CHIROPODIESTS





DRAYTON MILLS



AWARD WINNING CLASS “A” MIXED-USE DEVELOPMENT

The ±23-acre historic Drayton Mills includes 289 loft apartments and ±53,571 SF of restaurant and retail space. Originally built in 1902 as a textile mill, the award-winning, adaptive-reuse project was completed between 2017 and 2019.

Drayton Mills is well-located near Downtown Spartanburg, the 12th fastest growing MSA’s in the United States.

DRAYTON MILLS TRAIL

An urban trail in any city is a treat and retreat for both locals and visitors. On Spartanburg's east side, Drayton Mills Trail is one of those much sought-after experiences for residents. Partners for Active Living is spearheading an effort to build a connected trails network throughout the Spartanburg urban area. The complete system will total 32 miles of connected trails: 11 miles of existing and 21 miles of new trails.



— Walkway

— Public Road

① Drayton Mills Marketplace

② Drayton Mills Elementary School

③ Spartanburg Regional Medical Center-
Mary Black Campus

④ Parking

Adam's
Park

Drayton Rd.

Archer Rd.

To Beaumont

To River Birch
and
Cottonwood





HISTORIC STATUS

Built in 1900, Drayton Mills has a rich history that has spanned well 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 between 1898 and 1994, this property has supported the economy of Spartanburg and the surrounding area for over a century.

Voted Best Apartment Complex in the
Spartanburg Herald-Journal's
2017-2024
Best of the Best Awards!

AWARD-WINNING
COMMUNITY

The S.C. Department of Archives and History, and Preservation South Carolina presented Drayton Mills with the Honor Award – one of the state's highest honors for historic preservation.

Also in 2018, Novogradac and Co. honored Drayton Mills as its Non-Residential Major Community Impact Winner. This national award was given over hundreds of other eligible projects.

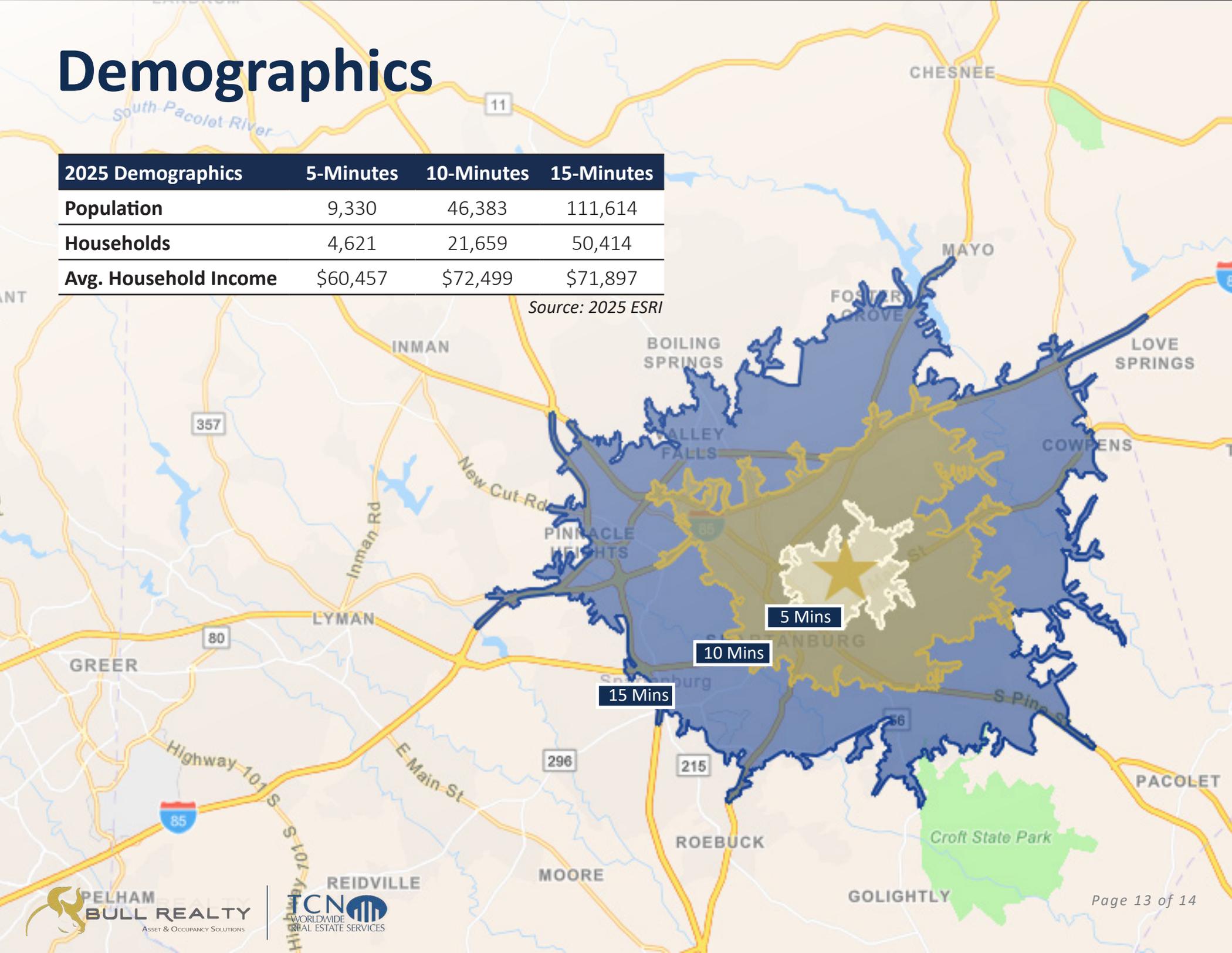
Drayton Mills Loft Apartments also has received awards for Best Apartment Community 8 years in a row in the Spartanburg Herald-Journal's Best of the Best awards.



Demographics

2025 Demographics	5-Minutes	10-Minutes	15-Minutes
Population	9,330	46,383	111,614
Households	4,621	21,659	50,414
Avg. Household Income	\$60,457	\$72,499	\$71,897

Source: 2025 ESRI



Broker Profiles



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Ramon Garcia is an accomplished executive with extensive experience in real estate sales, development and operations. Ramon uses his vast experience to advise clients in the acquisition and disposition of multifamily properties, land, and redevelopment properties around metro Atlanta and across the Southeast U.S.. Services include disposition and acquisition of multifamily properties and land for various uses including single family subdivisions, build-to-rent (BTR), multifamily, mixed use, retail, industrial, manufacturing, self-storage, student housing and office.

Ramon has previously worked as a Project Manager, Development Manager, Development Director, and owner of a construction company. Ramon has a comprehensive understanding of the entire development process—from site acquisition and entitlements to build-out and winning disposition strategies.

Ramon obtained his bachelor's degree in civil engineering from Georgia Institute of Technology and his Master of Science in real estate from John Hopkins University. He is a member of National Association of REALTORS and Atlanta Commercial Board of REALTORS.



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Michael Bull, CCIM is the founder and CEO of Bull Realty. He is an active commercial real estate broker licensed in eight states and has assisted clients with over 8 billion dollars of transactions over his 35-year career. Mr. Bull founded Bull Realty in 1998 with two primary missions: to provide a company of brokers known for integrity and to provide the best disposition marketing in the nation. While known for effective disposition services, the firm also provide acquisition, project leasing, and site selection in all major property sectors.

You may know Michael as host of America's Commercial Real Estate Show. The popular weekly show began broadcasting in 2010 and today is heard by millions of people around the country. Michael and other respected industry leaders, analysts, and economists share market intel, forecasts, and strategies. New shows are available every week on-demand wherever you get your podcasts, YouTube, and the show website, www.CREshow.com.

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Bull Realty, TCN Worldwide, is a southeast U.S. regional commercial real estate sales, leasing and advisory firm headquartered in Atlanta. The firm was founded in 1998 on two primary missions: to provide a company of advisors known for integrity and to provide the best disposition marketing in the nation.

The firm's services include disposition, acquisition, project leasing, tenant representation, and consulting. To add additional value and expertise for clients, advisors focus on specific services and sectors including office, retail, industrial, multifamily, land, healthcare, senior housing, self-storage, hospitality, and single tenant net lease sectors.