

FOR SALE

135 W MAIN STREET
SPARTANBURG, SC 29306



\$925,000

PROPERTY HIGHLIGHTS

- Amazing Investment purchase
- $\pm 4,100$ SF
- Lower Level: $\pm 2,407$ SF Leased through 2028
- Upper Level: $\pm 1,700$ SF For lease — could be used for office or turned into 1 or 2 apartments
- Located in the heart of downtown Spartanburg on Morgan Square
- 1-Mile radius of \$600M of new development
- 1 Block from new \$120M courthouse
- **Sale Price: \$925,000**



Katherine Fulmer

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DOWNTOWN SPARTANBURG

Downtown Spartanburg is undergoing an exciting revival, with **new investments** enhancing its appeal for locals and visitors. From **delicious dining spots to unique shops**, there's something for everyone. Recognized as the **state's second culture district**, it hosts specialty stores and vibrant community events like Music on Main. With ongoing development, Downtown Spartanburg promises even more to explore and enjoy in the future.



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THE SOUTH'S BEST CITIES ON THE RISE

Southern Living, 2024

BEST PLACES TO LIVE IN SOUTH CAROLINA

Livability, 2023

PRETTIEST TOWNS TO VISIT IN THE SOUTHERN UNITED STATES

WorldAtlas, 2024

MOST AFFORDABLE CITY TO LIVE IN AND WORK IN THE U.S.

GoodHire, 2022

#2 JOB MARKET IN THE U.S.

GoodHire, 2022

#2 FASTEST GROWING METROPOLITAN AREA IN THE SOUTH CAROLINA

U.S. Census Bureau, 2022-2023

#8 FASTEST GROWING METROPOLITAN AREA IN THE U.S.

U.S. Census Bureau, 2022-2023

#12 FASTEST GROWING PLACES IN THE U.S.

U.S. News, 2023-2024

#43 BEST PLACES TO LIVE IN THE U.S.

U.S. News, 2023-2024

DOWNTOWN SPARTANBURG PROJECTS

TO BE COMPLETED IN 2025

- **Morgan Square:** Downtown Spartanburg's city center will be redesigned to create a premier public gathering space with new enhancements such as public restrooms, water features, lounging terraces, new space for outdoor events, and improved lighting.
- **Downtown Planetarium:** A 50-foot domed, state of the art planetarium theater will be the centerpiece of a 125-140 seat classroom space
- **127-163 East Main Street:** 160 apartments, 15,000 square feet of condominiums, and 44,000 square feet of Class A retail and office space
- **111 East Main Street:** 25 market rate apartments, 3 town-homes, and 7,000 square feet of new retail space
- **Fairfield Inn:** 136-room hotel, five-floor
- **Boxcar:** A 160-unit apartment complex at Union Street near the Mary Black Foundation Rail Trail
- **Former Spartanburg Coca-Cola Plant:** Adaptive reuse project on West Main Street that will be redeveloped into mixed use, including retail, housing, and office space

Spartanburg, South Carolina, situated in the foothills of the Blue Ridge Mountains, is a vibrant city renowned for its rich history, diverse culture, and thriving economy. Known as the **"Hub City"** for its pivotal role in transportation and commerce, Spartanburg boasts a **blend of old-world charm and modern amenities**. Home to a renowned arts scene and a burgeoning culinary landscape, the city offers a plethora of dining, entertainment, and recreational opportunities. With a strong emphasis on education, healthcare, and manufacturing, Spartanburg serves as a **hub for innovation and economic development** in the **Upstate region**. Its welcoming community, coupled with its strategic location and robust infrastructure, makes Spartanburg an ideal destination for residents, businesses, and visitors alike.

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