

SALON BOOTH RENTALS – COMING SOON

Currently Under Renovation

📍 840 W O Ezell Blvd | Spartanburg, SC
High-Visibility Location on Highway 29 /
W O Ezell Blvd

A Salon Space Designed for Independent Stylists

This property is being thoughtfully transformed into a **professionally managed salon booth rental concept**, created specifically for **independent stylists** who want more than a typical salon job — without the overhead of a private suite.

This is a shared salon environment where stylists:

- Operate their **own business**
- Maintain **full control** over pricing and schedule
- Benefit from a clean, visible, client-friendly location

Ideal for:

- Hair stylists
- Barbers
- Estheticians
- Lash & brow artists
- Beauty and wellness professionals



Limited-Time Introductory Booth Rental

\$650 per month

Booths are currently offered at **\$650/month**, which is **significantly below current market rates** for salon booth rentals in the Spartanburg area.

⚠ Important Pricing Note

This **\$650/month rate is a limited-time, pre-completion price**, available only to stylists who secure a booth **before construction is finalized**.

Once build-out is complete, pricing is expected to adjust.

Final booth layout, total station count, and availability are subject to completed build-out and ownership approval.

Why Stylists Love This

- ✓ Keep 100% of what you earn — no commission splits
- ✓ \$650/month booth rate during pre-completion phase
- ✓ High-visibility location that helps clients find you
- ✓ Professional, clean space without private-suite pricing
- ✓ Independence, flexibility, and control of your schedule
- ✓ Limited booths — early applicants get priority



Concept rendering showing planned exterior and storefront design

Additional Notes

Images and renderings are conceptual. Final layout, amenities, pricing, and availability are subject to completion and ownership approval.

Why This Location Works for Your Business

- **High-visibility frontage** on Highway 29 / W O Ezell Blvd
- Minutes from **Downtown Spartanburg**
- Easy drive-in / drive-out access for clients
- **Plenty of on-site parking**
- Fenced lot with controlled site access

This location helps position your personal brand in a professional, accessible setting your clients will trust.

What's Included With Your Booth

Each stylist renting a booth will have access to:

- Chair and mirror
- Cabinets for personal storage
- Utilities (electric & water)
- Shared shampoo bowls
- Client waiting area
- Break room / restroom
- Cleaning of common areas
- Wi-Fi

You get the essentials you need to work confidently — without managing a facility on your own.

Independent Stylist Model (1099 Booth Rental)

This is a **booth rental (1099) model**.

Stylists operate independently and run their own business within a shared salon space.

You are responsible for:

- Your own clients
- Your own pricing
- Your own schedule
- Your own tools (clippers, shears, brushes)
- Your own color and products
- Your own licensing
- Your own taxes
- Your own liability insurance

- ✓ You keep **100% of what you earn**
- ✓ **No commission split**
- ✓ No salon employment restrictions

This space is ideal for stylists who are:

- Established and ready to operate independently
- Transitioning from commission
- Seeking a professional home without private-suite pricing

Apply Early

Stylists interested in securing a booth at the **introductory rate** should email:

 mashavixov@gmail.com

I'm **Masha**, Marketing & Transaction Coordinator for the property.

I work directly with ownership to provide clear details, answer questions, and confirm alignment before introducing prospective tenants.

Limited availability. Early inquiries are prioritized.