

VIKING PLAZA

2600 E MAIN STREET, SPARTANBURG, SC 29307



ROADSTEAD
REAL ESTATE ADVISORS, LLC

5 Sumar Street // Charleston, SC 29407
843.577.7732 // roadstead.com

BRYAN DELGADO
843.419.5320
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2600 E MAIN ST

SPARTANBURG, SC 29307



OFFERING SUMMARY

Lease Rate:	\$27.00 SF/yr (NNN)
Building Size:	12,789 SF
Available SF:	1,225 - 4,812 SF
TMS#:	709-00-011.02
Number of Units:	8
Year Built:	1970
Renovated:	2024

PROPERTY OVERVIEW

Discover the exceptional features of this well appointed retail strip center located at 2600 E Main St, Spartanburg, SC, 29307. Boasting modern architectural design, flexible floor plans, and state-of-the-art amenities, this property offers a professional and inviting environment for businesses. Tenants can take advantage of ample parking, high-speed internet connectivity, and customizable office spaces to suit their unique needs. With proximity to major transportation routes and convenient access to downtown, this location provides unparalleled convenience for employees and clients alike. Elevate your business in this prestigious property, designed to elevate productivity and success for today's modern enterprises.

CONTACT ROBERT GRIER FOR LOCAL SHOWINGS - 864-590-7727 ROBERT@ROADSTEAD.COM

- Modern architectural design
- Flexible and customizable retail spaces
- State-of-the-art amenities
- Ample on-site parking (82 Spaces)
- Convenient access to major transportation routes
- Proximity to downtown Spartanburg
- Offered at \$27 PSF NNN

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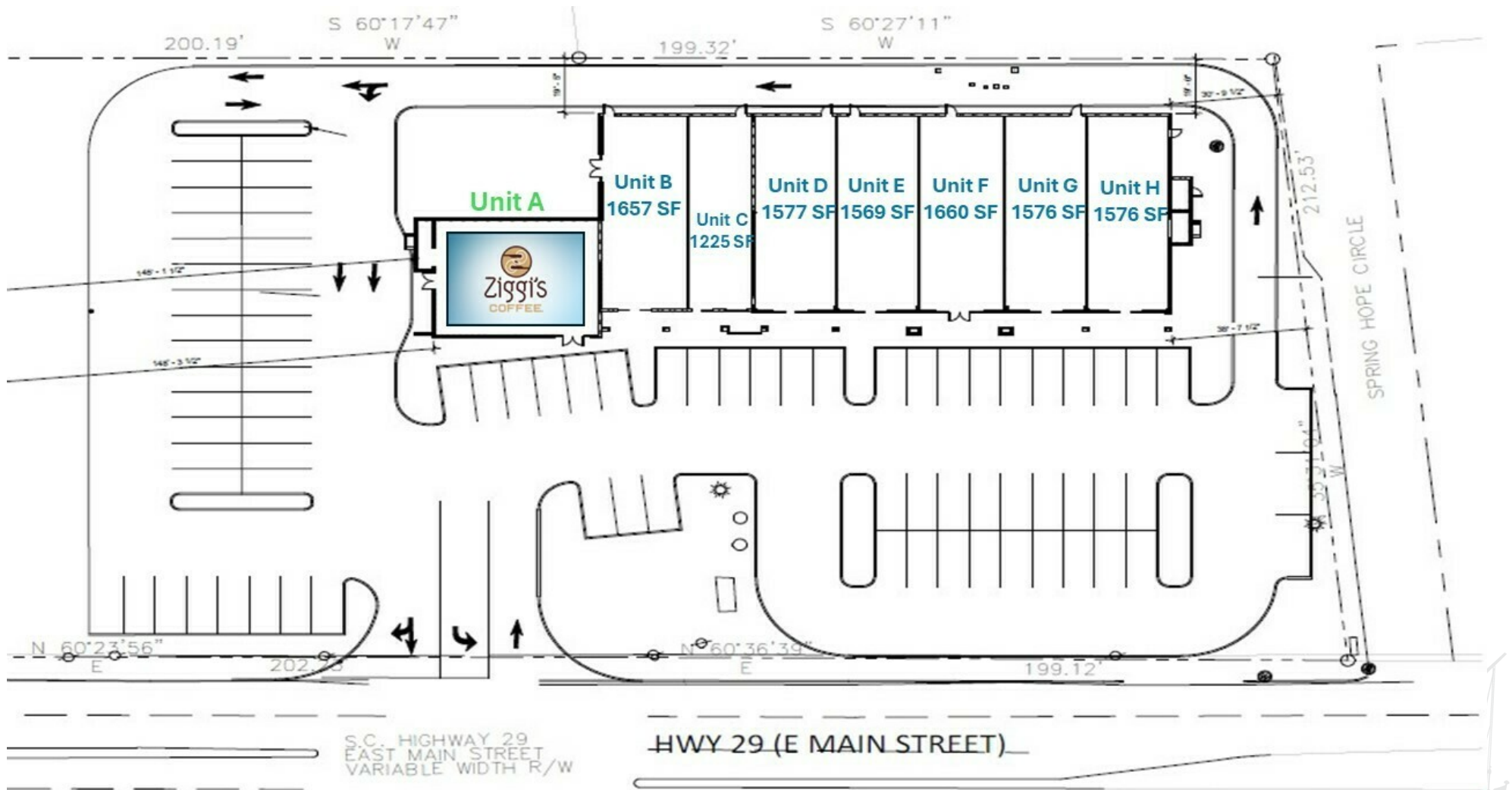
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LEASE INFORMATION

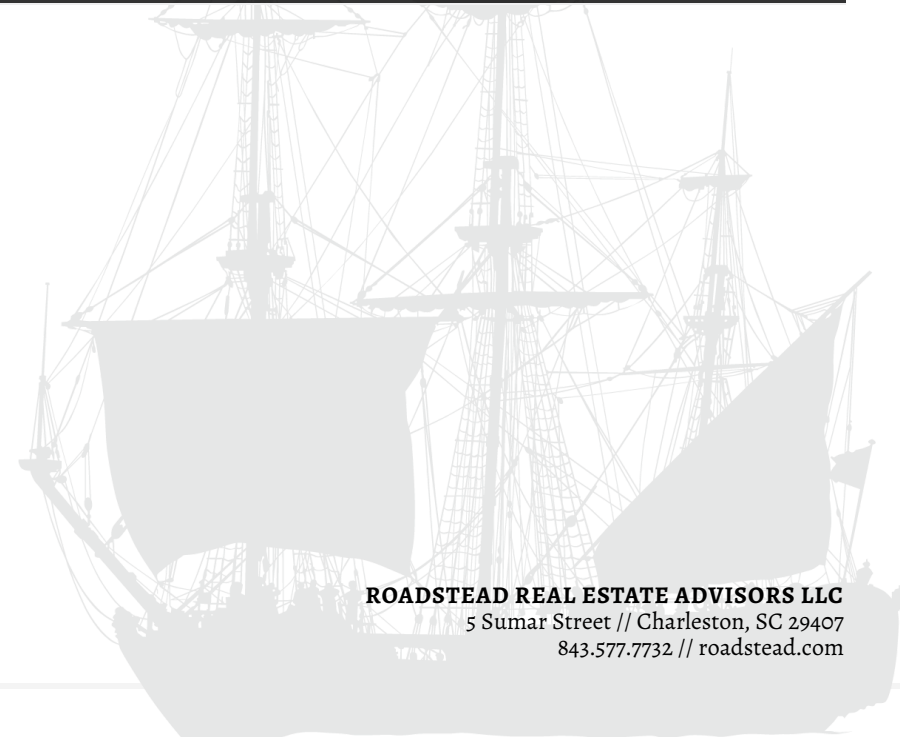
Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	1,225 - 4,812 SF	Lease Rate:	\$27.00 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	
2600 E Main Street Unit B	Available	1,657 SF	NNN	\$27.00 SF/yr	-
2600 E Main Street Unit C	Available	1,225 SF	NNN	\$27.00 SF/yr	-
2600 E Main Street Unit D	Available	1,577 SF	NNN	\$27.00 SF/yr	-
2600 E Main Street Unit E	Available	1,569 SF	NNN	\$27.00 SF/yr	-
2600 E Main Street Unit F	Available	1,660 SF	NNN	\$27.00 SF/yr	-
2600 E Main Street Unit G	Available	1,576 SF	NNN	\$27.00 SF/yr	-
2600 E Main Street Unit H	Available	1,576 SF	NNN	\$27.00 SF/yr	-

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- SPARTANBURG. THERE'S ONLY ONE.**
- #24** BEST PLACE TO LIVE IN THE U.S. #1 in South Carolina US News & World Report, 2021
- #1** SMALL METROS WITH THE MOST ECONOMIC GROWTH #4 Overall in the Nation Stessa, 2022
- #1** HOMEBUILDING OPPORTUNITIES National Association of Realtors, 2021
- #1** SMALL AIRPORT IN NORTH AMERICA – GSP Airport Service Quality Award, 2022
- TOP** IN JOB CREATION AND INVESTMENT IN SC 2021
- #10** MOST AFFORDABLE CITY TO LIVE AND WORK IN THE U.S. GoodHire, 2022
- #6** USA'S HEALTHIEST MANUFACTURING ECONOMY AdvisorSmith, 2021
- #8** Fastest Growing Small Metro in the U.S Southern Living, 2024
- #2** JOB MARKET IN THE U.S. GoodHire, 2022
- "THE WORLD'S GREATEST MODERN ART WHERE YOU LEAST EXPECT TO FIND IT"** Forbes
- #1** BEST U.S. CITY FOR CYCLISTS Best Life, 2022

2023 BY THE NUMBERS
onespartanburginc.com

As a matter of policy, OneSpartanburg, Inc. does not report new investment, job totals, or room nights from projects or contracts in which we were not directly engaged.

\$1.1 Billion* CAPITAL INVESTMENT Equal to \$3 million every single day	65% NEW 45% EXPANSION	13.5M SQ FT SPEC SPACE planned or under construction	PROJECT BREAKDOWN BY INDUSTRY
24* PROJECTS	1,146* JOBS	117 PROJECTS AND RFI	<ul style="list-style-type: none"> 56% Advanced Manufacturing 14.7% Advanced Materials 7.8% Automotive 5.1% Distribution & Logistics 3.5% Life Sciences 3.5% Office/Shared Services 2.6% Aerospace 2.6% Agribusiness 1.7% Multifamily 2.5% Unclassified/Unknown

Spartanburg County's economic development success continued in 2023, with ongoing interest from core sectors like advanced manufacturing and distribution and logistics. As we look toward 2024, our team expects another series of strong project announcements.

KATHERINE O'NEILL
Chief Economic Development Officer
OneSpartanburg, Inc.

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1



Project Cost: \$75 Million
Status: In Design
Completion Date: Est. 2025

East Main Street Project | 127 E Main St

160 new apartments, 200 parking spaces, and retail spaces stretching from 127 East Main St. to 163 East Main Street. The project features 20,000 square feet of retail space on the ground level, with 11 floors in total.

2



Project Cost: \$11 Million
Status: In Design
Completion Date: Est. 2025

111 Main | 109 & 111 E Main St

The \$11 million project will involve the redevelopment of the historic Montgomery Ward department store and 109 E. Main Street to a new five-story building with space for an internal courtyard. The project will create 25 1, 2, and 3 bedroom apartments with 5,000 square feet of retail space on the ground floor and another 2,000 SF for a restaurant.

3



Project Cost: \$4 Million
Status: Completed
Completion Date: 2023

The Hub | 578 N Church St

Wofford University bookstore and Moe's Original Barbecue will become the core tenants of a new 16,700 SF building at 578 N. Church St. expected to be complete this summer. The project is new construction on the site of the former Sunshine Inn across the street from Wofford and involves four+ retail spaces and a large outdoor gathering space.

4



Project Cost: \$21 Million
Status: Completed
Completion Date: 2022

The Fitzgerald | 327 E Kennedy St

The Fitzgerald is a \$21 million, 132-unit apartment building with 10% of the one-bedroom units designated as workforce housing. The one and two-bedroom apartments range from about 580 SF to about 1,100 SF and the building will feature traditional amenities like a pool, lounge and exercise facilities.

5



Project Cost: \$50 Million
Status: Completed
Completion Date: 2023

Robert Smalls at Midtown Heights | 561 Wofford St

Robert Smalls at Midtown Heights consists of 190 townhomes with 1-, 2-, 3- and 4-bedroom floor plans. This affordable townhome community's amenities include a spacious community center, common greenspace, playground and an extension of The Dan, Spartanburg's connective trail system. With close proximity to Downtown Spartanburg, The Northside and Spartanburg's West Main corridor, Robert Smalls at Midtown Heights is well positioned as a part of Spartanburg's growth.

6



Project Cost: \$30 Million
Status: Completed
Completion Date: 2022

Charles on Liberty St | 201 N Liberty St

The Charles is a residential community featuring studio, one, two and three bedroom apartments within walking and biking distance to shopping, dining, and entertainment. The spacious 208 Units feature stylish appointments, premium materials, and designer finishes.

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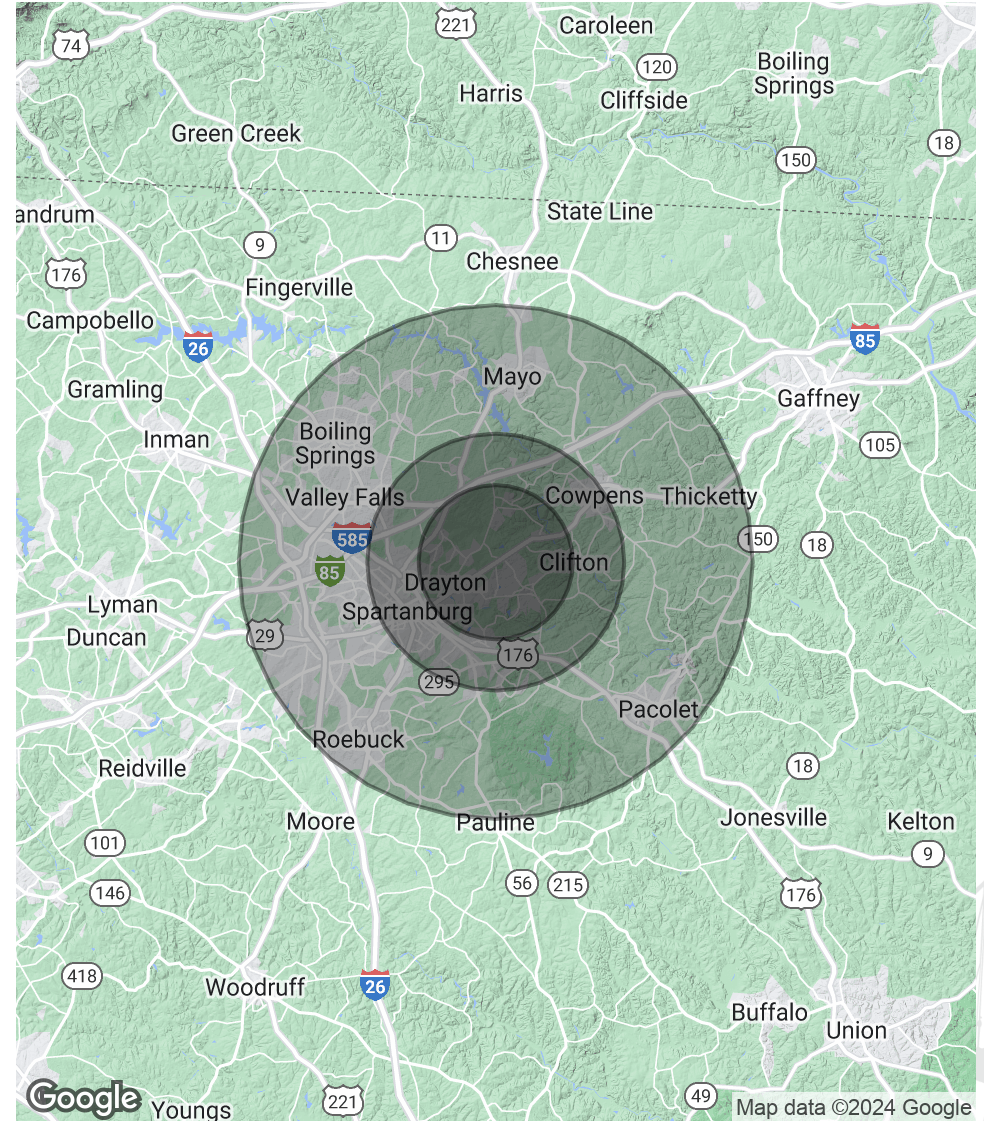


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POPULATION	3 MILES	5 MILES	10 MILES
Total Population	24,848	61,104	187,012
Average Age	44	42	40
Average Age (Male)	42	40	39
Average Age (Female)	45	43	41

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	10,830	25,155	73,339
# of Persons per HH	2.3	2.4	2.5
Average HH Income	\$94,238	\$79,877	\$80,824
Average House Value	\$290,679	\$250,711	\$243,013

Demographics data derived from AlphaMap



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