

FOR LEASE



729 S. CHURCH ST. SPARTANBURG, SC 29306

8,700-74,490 SF AVAILABLE

\$5.75-\$7.00 PSF/YR NNN



EXECUTIVE SUMMARY

Atlas Real Estate Advisors is pleased to offer for lease the former Pepsi bottling plant located at 729 S Church Street in Spartanburg, SC. Under new ownership, the property has been recently renovated with updates throughout and offers users a strategic location just south of downtown Spartanburg, with efficient access to Interstates I-26 and I-85, for light industrial, retail, or service-oriented operations.

729 S. Church St. is positioned along the revitalizing South Church Street corridor and benefits from strong visibility, established infrastructure, and close proximity to Spartanburg's central business district. The surrounding area provides convenient access to a growing residential base, supporting workforce availability, while ongoing public and private investment in the downtown core continues to enhance long-term market fundamentals. Property may be leased to a single user or divided into multiple units.

Features:

- Lot Size: ~5.9 acres
- Total Building Area: ~74,7900 SF
- Zoning: B-3 (Business District)
- Building Type: Warehouse / Industrial
- Stories: Single-story

Lease Rate: \$5.75-\$7.00 PSF/YR

Improvements In Progress

- TPO membrane roofing
- Exterior Paint
- 3 Phase Electric
- Updated Office Bathrooms
- Conditioned Office Spaces
- Sprinklers
- Parking lot refinishing

TICAM: \$1.85 PSF/YR

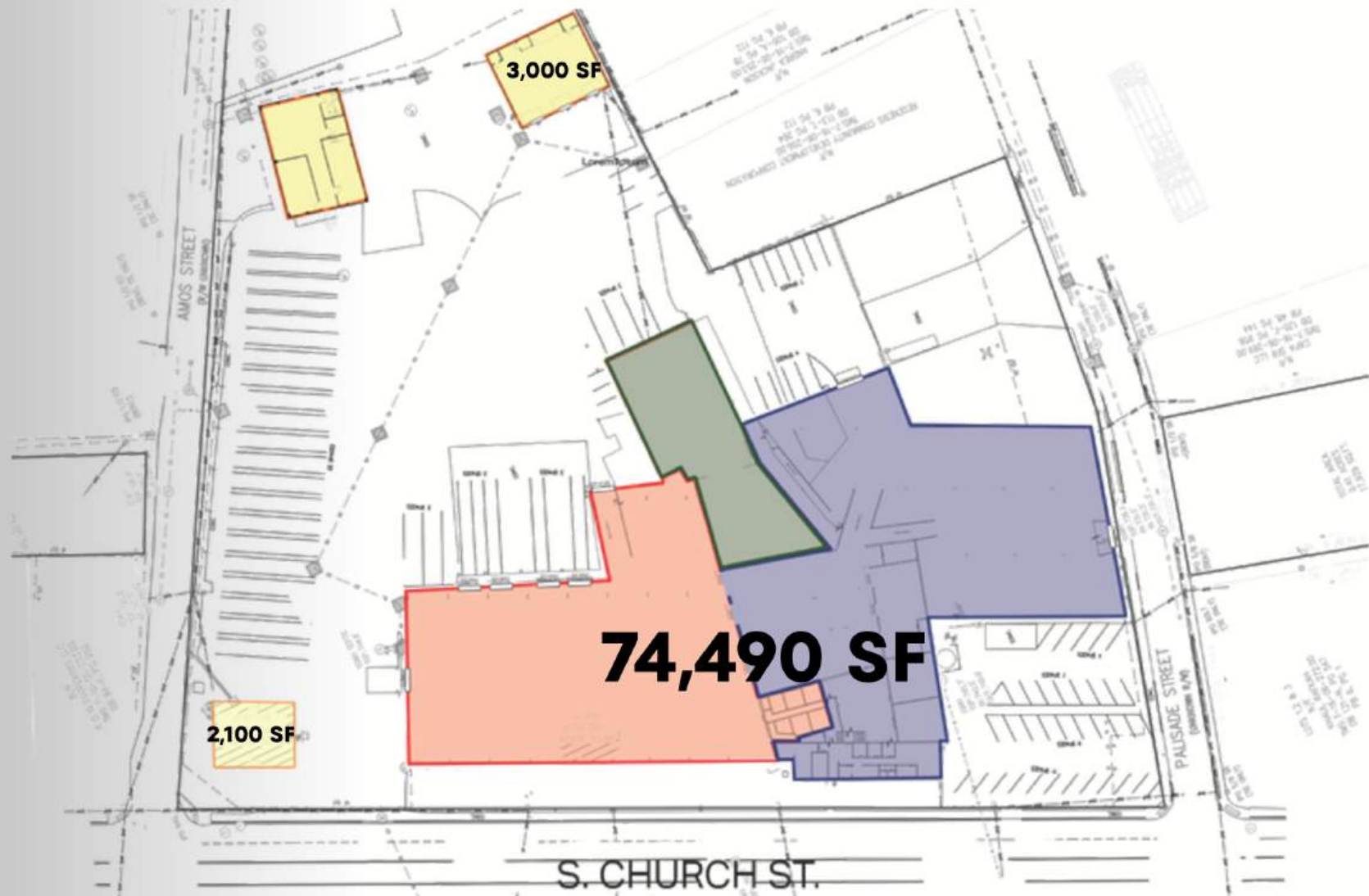


SITE PLAN

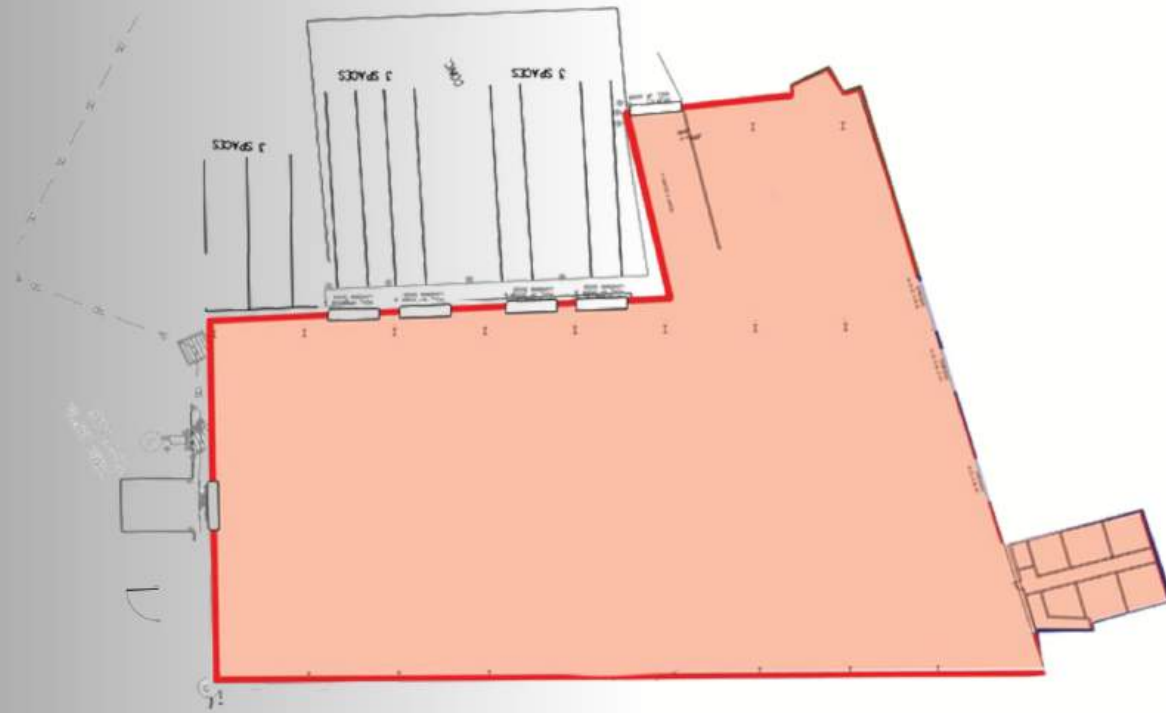


FLOOR PLAN

The Property contains approximately 74,490 SF and may be leased as a single-tenant facility or subdivided into two or three demised units, as illustrated in the attached drawings. Ancillary buildings may be included/excluded at Tenant's election, subject to Landlord approval.



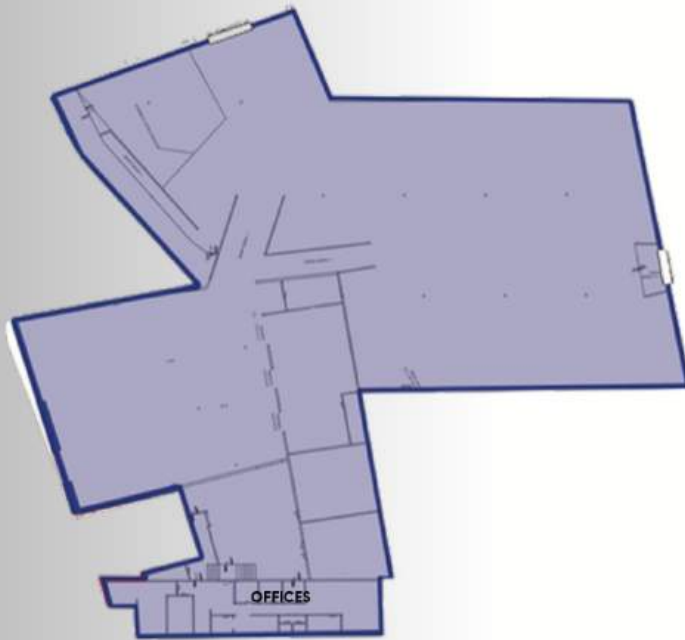
DEMISING OPTIONS



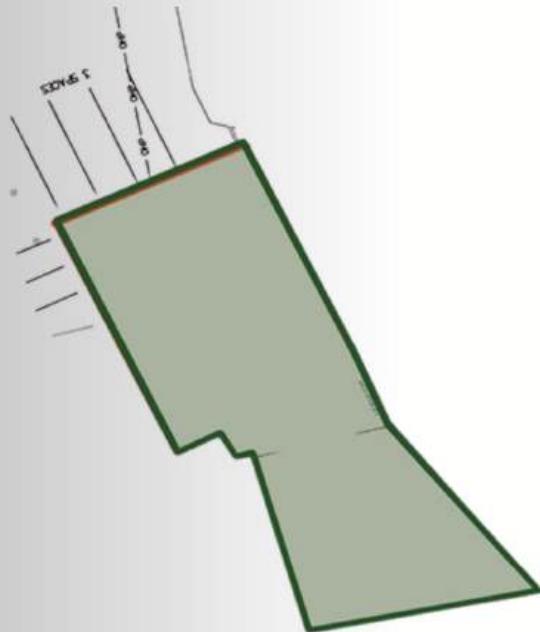
- **26,400 SF**
- Open warehouse
- Office Space
- 1 Roll up Door
- 4 Loading Docks w/trailer parking
- 1 Garage Door
- 20'4" Clear Height (center)
- 15'9" Clear Height (sides)
- Frontage on S. Church St. & Amos St.



DEMISING OPTIONS



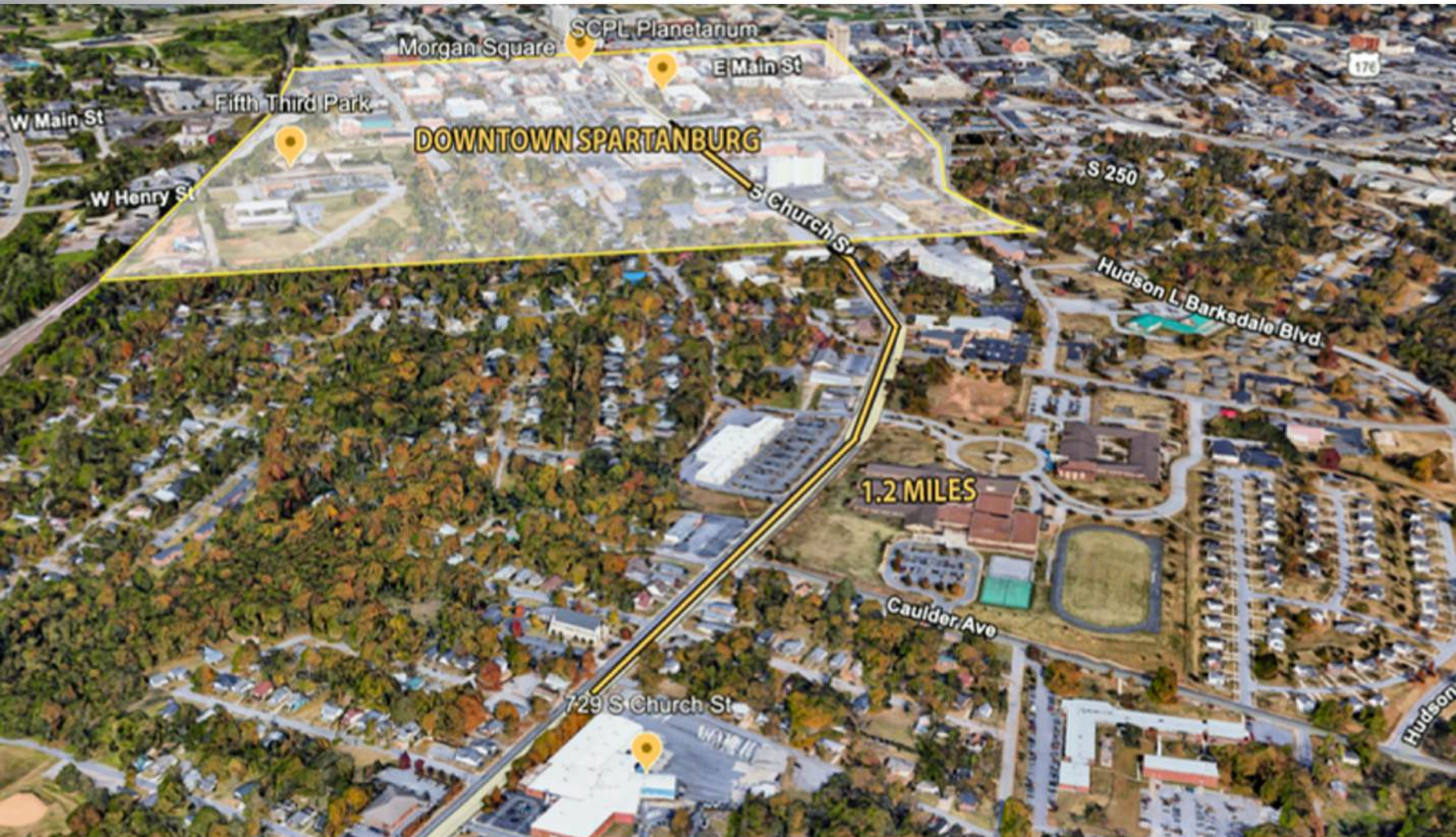
- **39,190 SF**
- Open warehouse
- Office Space
- 2 Garage Doors
- 16'6" Clear Height (center)
- Frontage on S. Church St. & Palisade St.



- **8,700 SF**
- Warehouse
- 8'6" Clear Height (interior section)
- 22' Clear Height (center)
- 14' Clear Height (sides)

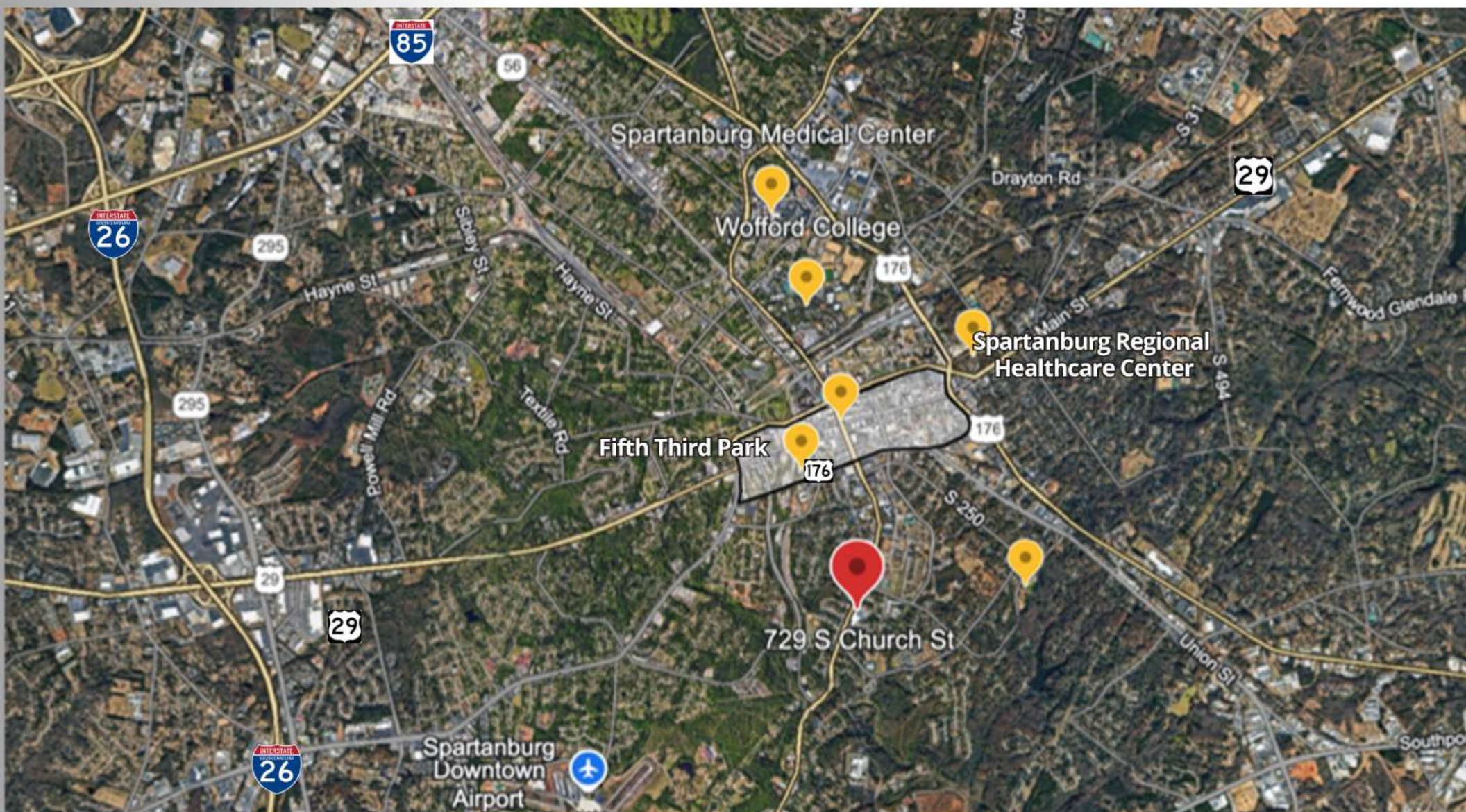
LOCATION

Located between Charlotte and Atlanta, downtown Spartanburg has emerged as a highly walkable, amenity-rich district that supports strong retail and office demand. A growing mix of restaurants, cafés, breweries, cultural venues, and public spaces drives consistent pedestrian traffic and creates an active daytime and evening environment. Ongoing downtown revitalization—including new residential development, cultural anchors, and mixed-use placemaking initiatives—continues to expand the customer base and enhance long-term leasing fundamentals for retailers and service-oriented users.

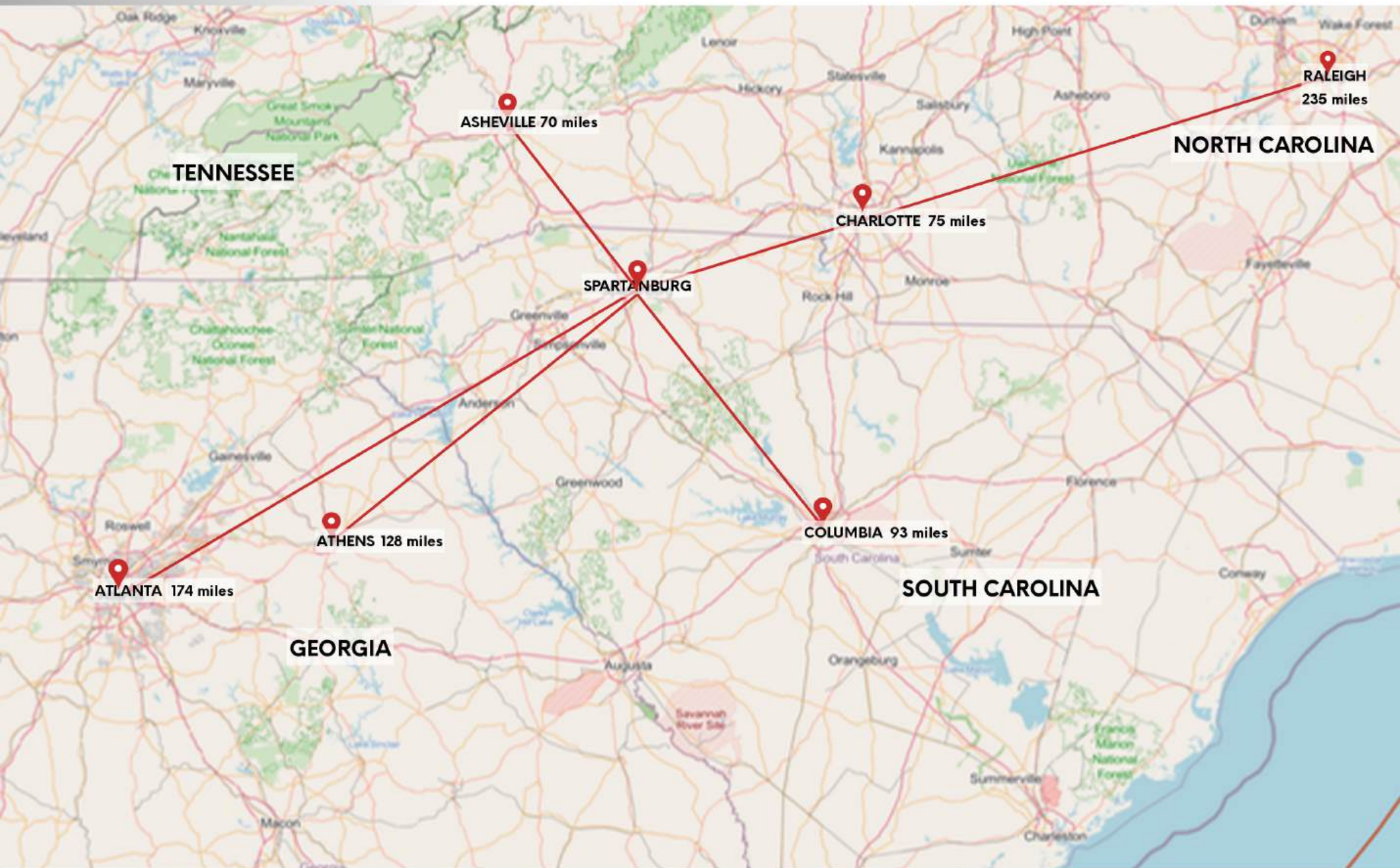


LOCATION

The area surrounding 729 S. Church St offers an ideal location for businesses seeking access to a vibrant commercial hub. Just south of downtown Spartanburg, the property provides excellent connectivity to I-85 and I-26, making regional distribution and customer access easy. The surrounding area combines established industrial and commercial operations with emerging residential and mixed-use developments, providing both workforce accessibility and a thriving community environment.



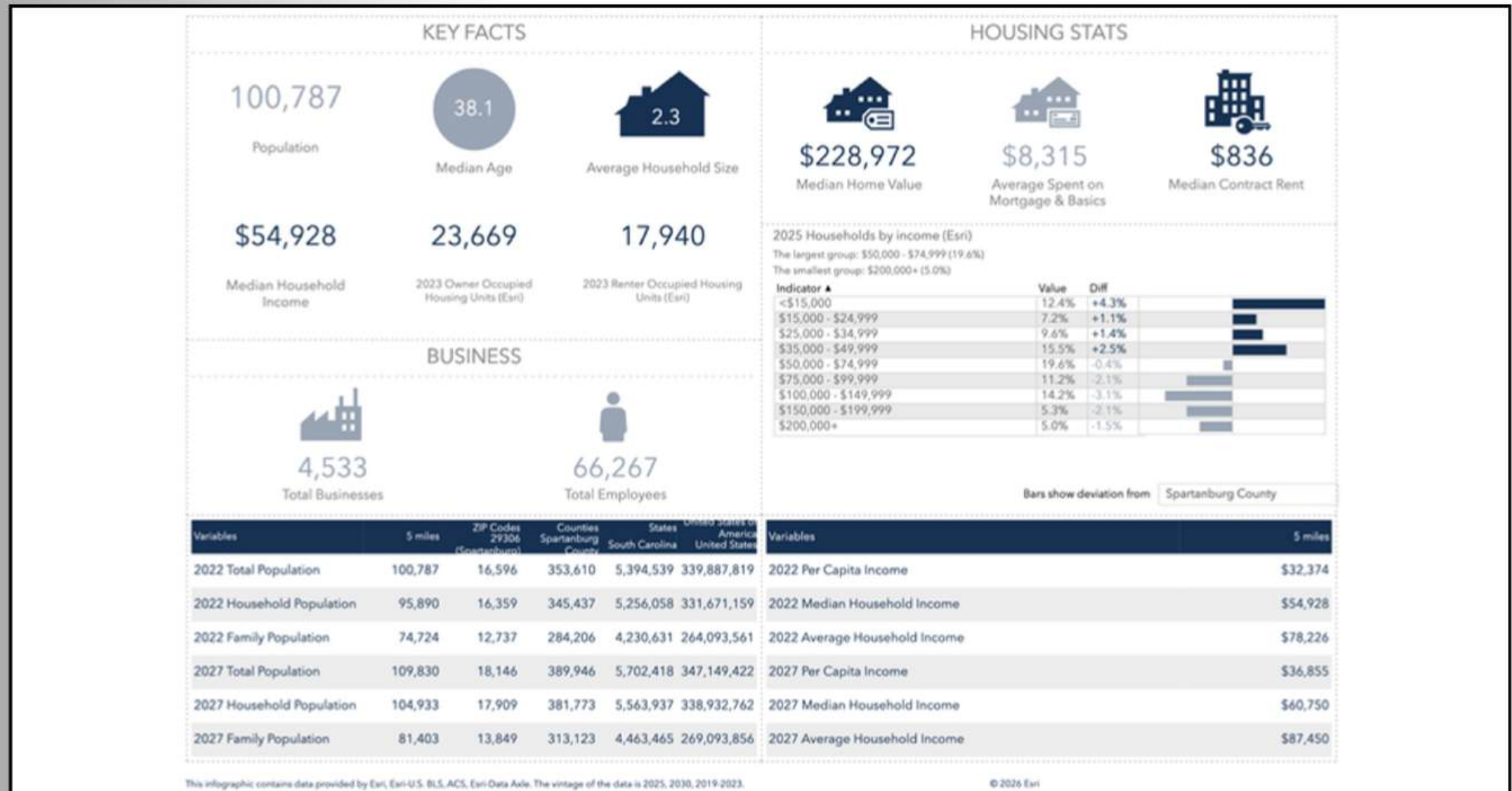
LOCATION



5-Mile Radius Overview

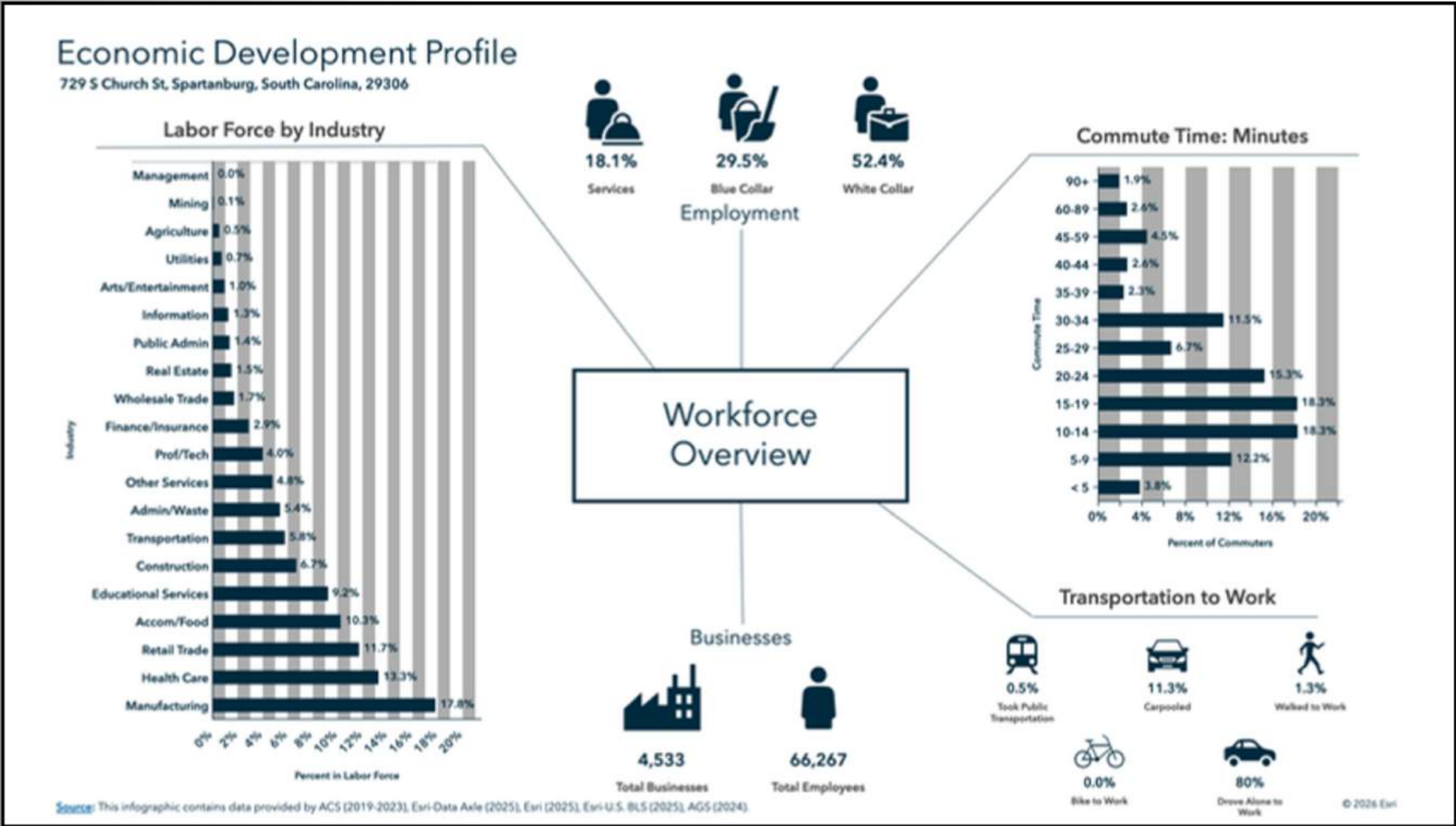
The area surrounding the property supports a population of over 100,000 people, reflecting strong and sustained growth. Since 2010, the population has increased by 66,860 residents, representing an average annual growth rate of 1.4%. Continued expansion is projected, with the population expected to grow by an additional 35,809 residents between 2024 and 2029, equating to a projected 1.8% annual growth rate.

The region is expected to see an increase in consumer spending power and long-term economic stability as well. The average household income is currently \$78,226 and is projected to rise to \$87,450 by 2030, representing a 2.2% increase over the next five years, or approximately \$1,845 annually.



Employment fundamentals remain strong, with approximately 66,267 employees within the area and 4,533 businesses. The workforce is well diversified, led by manufacturing, health care, and retail trade.

These demographic characteristics create a favorable environment for businesses seeking access to a growing population, an expanding labor force, and improving income dynamics.



GALLERY



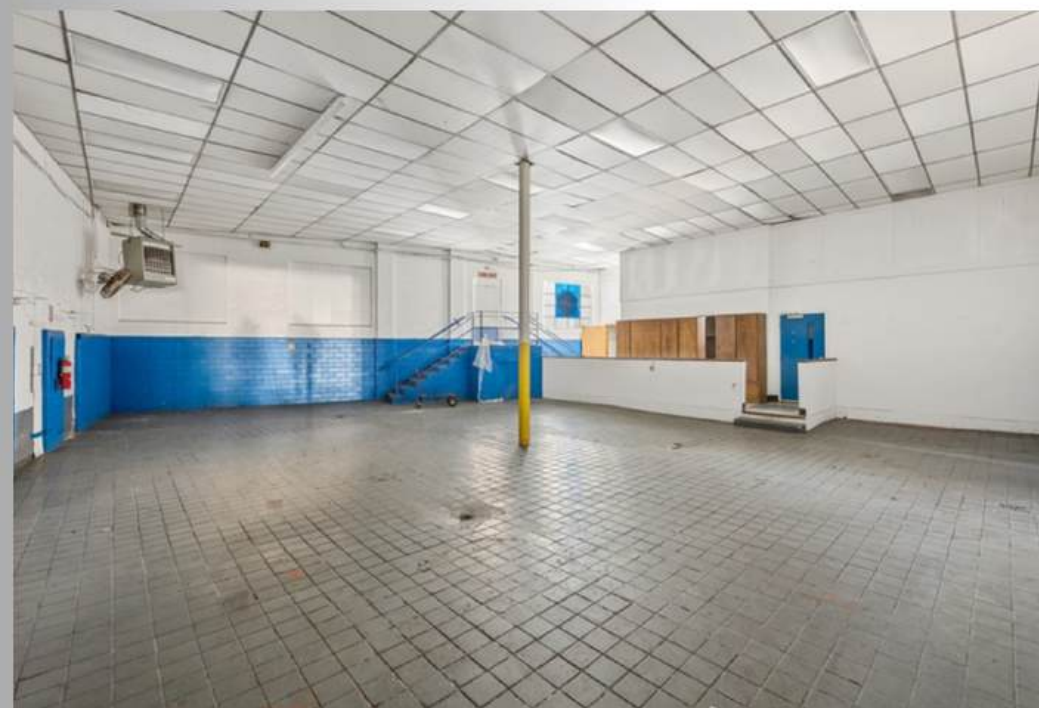
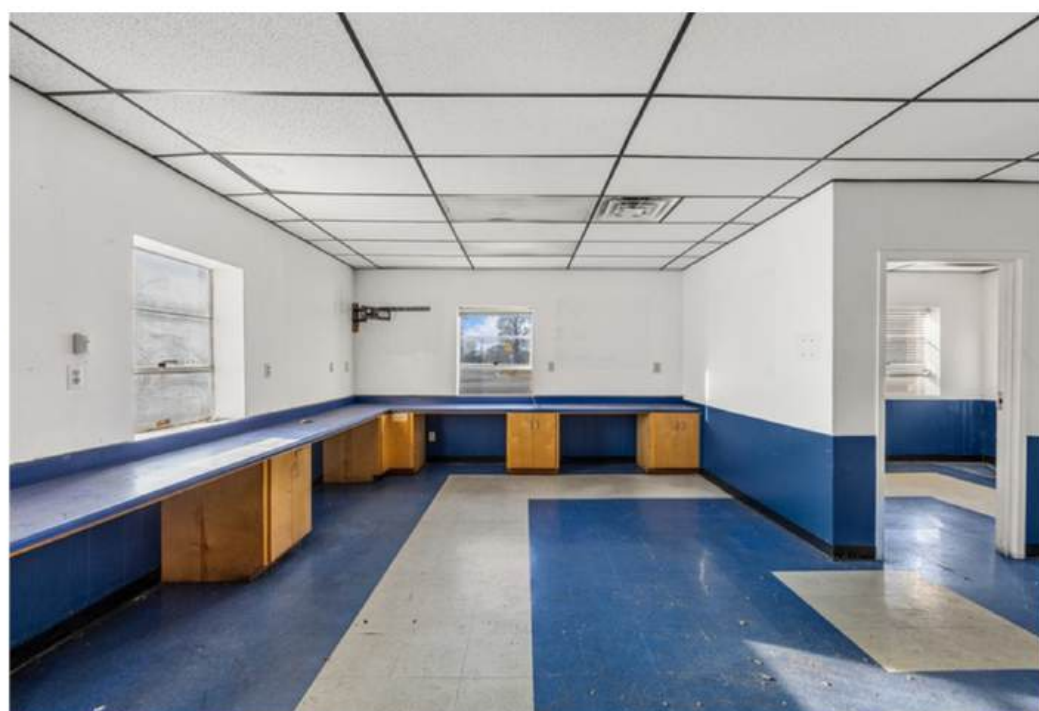
GALLERY



GALLERY



GALLERY



ABOUT ATLAS

Atlas provides a full range of solutions, including brokerage, property management and investment services, allowing us to assist clients at any stage of the real estate life cycle. With over 75 years of industry experience across the globe in all asset classes, our team strives to deliver strategic insights and maximize returns for our clients.

BROKERAGE

Atlas represents buyers, sellers, landlords and tenants in commercial real estate transactions. From local business owners and investors to national franchises and corporate entities, Atlas brokers specialize in acquisitions, dispositions, site selection, leasing, and portfolio analysis.

Our team holds advanced certifications that exceed industry standards. Our marketing strategy and vast network of industry contacts make us well-positioned to deliver superior results for our clients in the commercial real estate brokerage space.

MANAGEMENT

Atlas provides commercial property management, asset management and project management services. Our team focus is providing oversight of and adding value to our clients investments. We work closely with owners to ensure that our management services are consistent with their goals and objectives.

We coordinate maintenance and repairs, 24/7 emergency service, rent collection, tenant communication, financial reporting, CAM reconciliation, budgeting, lease administration and more on behalf of our managed property owners.

INVESTMENT

Atlas principals are seasoned commercial real estate investors and have a history of successful projects across various asset types in both up and down market cycles.

Partnerships, joint ventures, and company-sponsored funds give accredited investor clients access to investments that are hand-selected by Atlas professionals.

If you want exposure to commercial real estate as a passive investment, partnering with Atlas is a solution designed for a more hands-off experience guided by industry experts.

Atlas Real Estate Advisors
1091 Founders Blvd. Suite B
Athens, GA 30606
AtlasREA.com
(706)534-0385

