

**FOR SALE OR LEASE**  
**79 S Main Street**

**79 S MAIN STREET**  
Inman, SC 29349

**PRESENTED BY:**

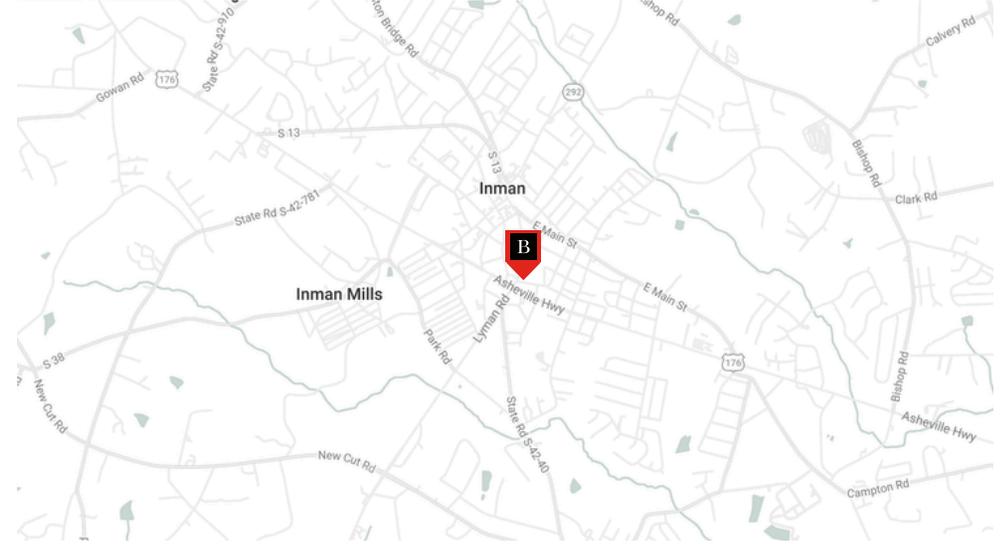
**TIMOTHY KORNEYCHUK**

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COMMERCIAL REAL ESTATE

## PROPERTY SUMMARY



## OFFERING SUMMARY

<b>SALE PRICE</b>	\$1,200,000
<b>LEASE RATE</b>	\$15/SF NNN
<b>BUILDING SIZE</b>	±4,144 SF
<b>LOT SIZE</b>	±1.13 Acres
<b>APN/PARCEL ID</b>	1-44-06-215.00

## AREA HIGHLIGHTS

This is a rare opportunity to acquire or lease a high-quality, income-producing asset in one of Spartanburg County's fastest-growing submarkets.

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## PROPERTY DESCRIPTION

Discover a premier commercial opportunity with this 4,144 SF office building in Downtown Inman, South Carolina. Recently updated in 2020, the property offers a turnkey interior with modern finishes, open work areas, private offices, and a dedicated conference room—providing a flexible layout suitable for medical, professional office, retail, or specialty use. Positioned on 1.13 acres, the site includes approximately 38 parking spaces, offering both convenience and potential for future expansion.

Located at 79 S Main Street, the property benefits from strong visibility along a primary corridor through the city and convenient access to US-176 and Highway 292, placing it directly within the flow of local and commuter traffic. The building also includes an active ATM lease with Bank of America, providing immediate monthly income for investors.

Downtown Inman is experiencing significant growth as part of the broader Spartanburg MSA, with revitalization efforts focused on pedestrian-friendly streetscapes and boutique retail development. The property sits adjacent to the upcoming Saluda Trail, a planned 28-mile rails-to-trails greenway expected to increase pedestrian activity and tourism in the area. Offered for sale at \$1,200,000 or for lease at \$15/SF NNN, this well-located asset presents a rare opportunity to secure a versatile, income-producing property in one of Spartanburg County's expanding commercial corridors.

# COMPLETE HIGHLIGHTS

## TRAFFIC HIGHLIGHTS

<b>S MAIN STREET</b>	~6,500 – 8,200 VPD
<b>NEARBY US-176 (ASHEVILLE HWY)</b>	~12,400+ VPD
	VPD (Vehicles Per Day)

## AREA HIGHLIGHTS

Inman is experiencing a period of significant growth as a key suburb in the Spartanburg MSA.

- **Saluda Trail Project:** The property is adjacent to the upcoming Saluda Trail, a 28-mile "rails-to-trails" greenway that will drive pedestrian traffic and tourism to downtown.
- **Downtown Revitalization:** Part of the Inman Master Plan focused on pedestrian-friendly streetscapes and boutique retail growth.
- **Education Hub:** Home to Chapman High School, a National Blue Ribbon School, contributing to the area's family-oriented appeal.



## PROPERTY HIGHLIGHTS

Located in the heart of Downtown Inman, this former bank branch offers unmatched visibility and a turnkey interior. Recently updated in 2020, the property is perfectly suited for medical, professional office, retail, or specialty use.

- **Versatile Layout:** Features modern finishes, open work areas, private offices, and a conference room.
- **Income Generating:** Includes an active lease with Bank of America for the on-site ATM, providing immediate monthly cash flow.
- **Expansion Potential:** Situated on a generous 1.13-acre lot with approximately 38 parking spaces.
- **Zoning:** GBD (General Business District), allowing for a wide variety of commercial applications.
- **Strategic Access:** Easy connectivity to US-176 and Hwy 292, placing it directly in the path of local and commuter traffic.

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# INTERIOR PHOTOS



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# EXTERIOR PHOTOS

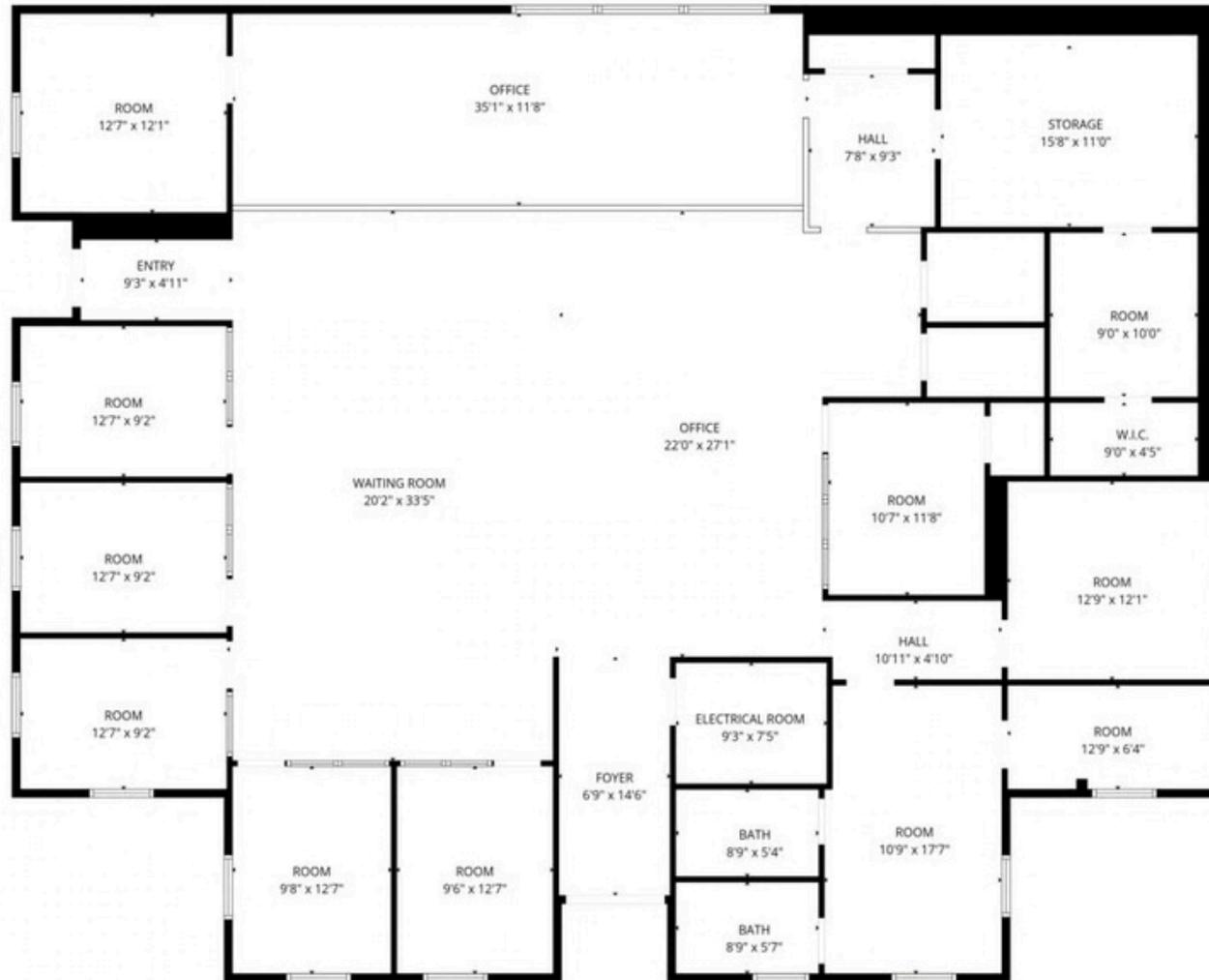


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# FLOORPLAN



FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

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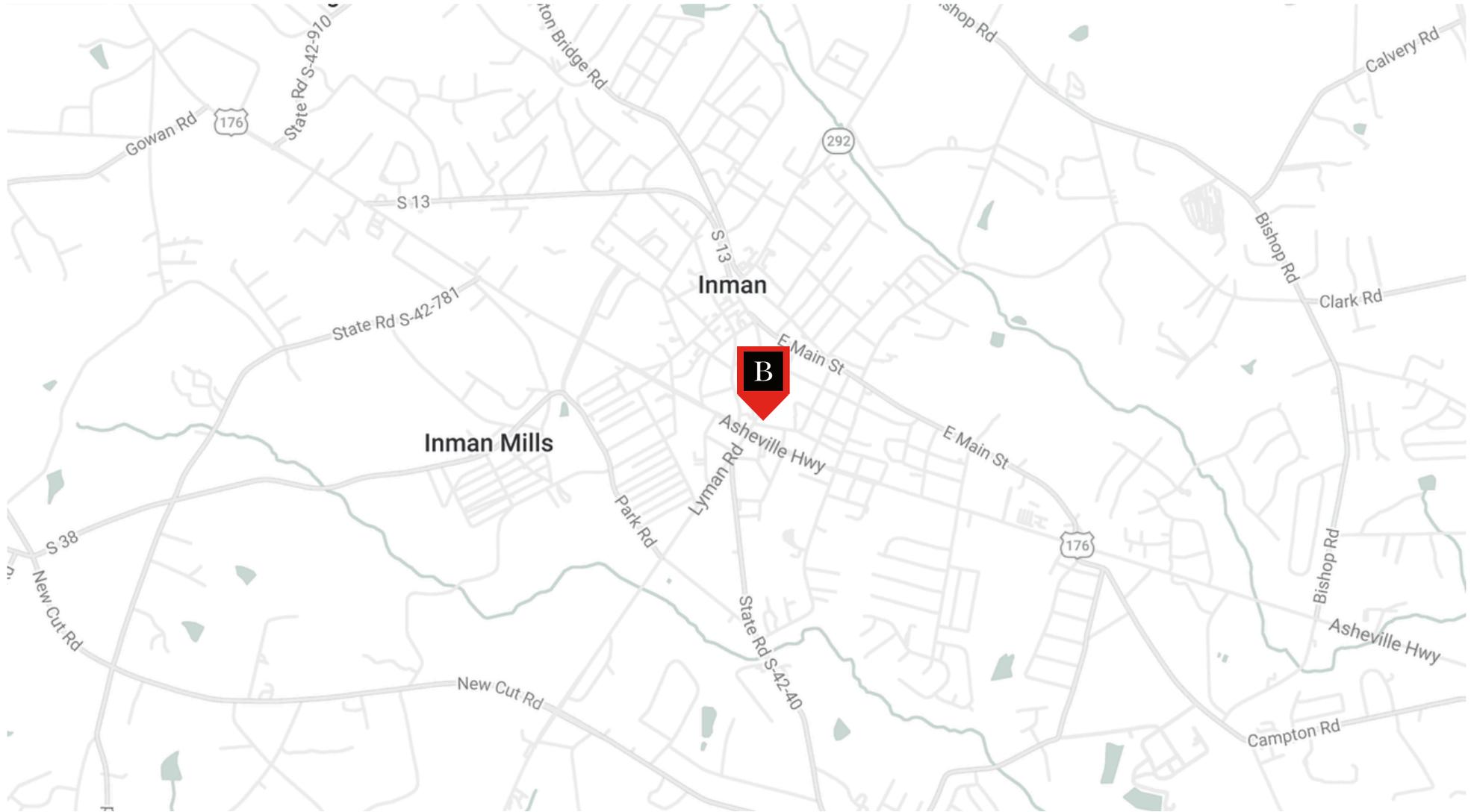
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# LOCATION PHOTOS



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## LOCATION MAP



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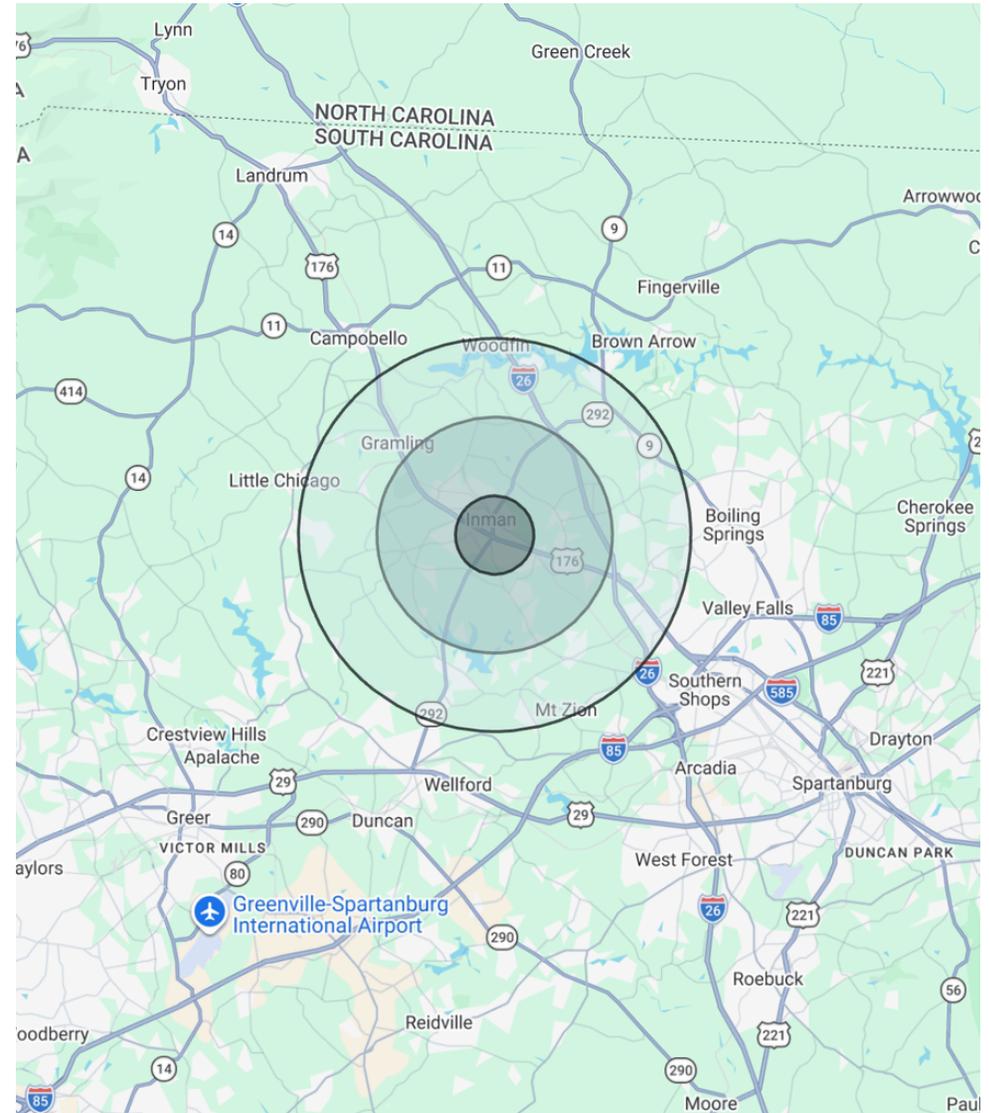
## AREA ANALYTICS

### POPULATION

	1 MILE	3 MILES	5 MILES
<b>TOTAL POPULATION</b>	5,698	17,784	41,587
<b>PROJECTED 2029 POPULATION</b>	6,522	20,228	47,264
<b>EST POP GROWTH 2024-2029</b>	+14.46%	+13.74%	+13.65%
<b>AVERAGE AGE</b>	40	40	40

### HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
<b>TOTAL HOUSEHOLDS</b>	2,204	6,679	15,362
<b>AVERAGE HH SIZE</b>	2.4	2.6	2.6
<b>MEDIAN HH INCOME</b>	\$54,338	\$60,996	\$70,686
<b>MEDIAN HOME VALUE</b>	\$131,338	\$186,175	\$216,498
<b>EST HH GROWTH 2024-2029</b>	+14.79%	+14.07%	+13.95%



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## ADVISOR BIO



### TIMOTHY KORNEYCHUK

COMMERCIAL REAL  
ESTATE ADVISOR

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## PROFESSIONAL BACKGROUND

Matthew Nocella is a commercial real estate advisor with experience specializing in mobile home park investment. A native of the Upstate South Carolina region, Matthew brings a strong local perspective supported by hands-on experience in large-scale multifamily renovation and investment sales.

Prior to entering commercial brokerage, Matthew built a foundation in property management and asset-level operations, providing him with practical insight into value creation, repositioning strategies, and long-term investment performance. This experience allows him to advise clients with a clear understanding of both investment objectives and operational considerations.

Deeply connected to the Upstate, Matthew is motivated by a genuine interest in supporting the region's continued growth and development. He believes the most successful business relationships are built on compassion, clear communication, and trust—principles that guide his work with clients and partners.

Matthew is a graduate of Wade Hampton High School and earned his Bachelor of Arts in Spanish and Government from Wofford College in 2018. He entered the commercial real estate industry through the Wyatt Institute of Real Estate in Greenville, South Carolina.

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## ADVISOR BIO



### ROD SUAREZ

MANAGING DIRECTOR & SENIOR ADVISOR

rsuarez@blackstreamcre.com

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### PROFESSIONAL BACKGROUND

Born and raised in Mexico City, Rod's journey to Greenville began more than two decades ago, coinciding with the region's remarkable growth. Today, he utilizes his unique perspective and deep-rooted relationships to drive successful business outcomes for his clients.

Starting his career in residential real estate sales, Rod's understanding of the property landscape is as vast as it is diverse. Recently, he strategically shifted his focus to commercial real estate. His decision was fueled by the rapid influx of businesses into the Greenville region, a trend he anticipates will continue to rise in the coming years.

In Greenville for over 20 years, Rod's personal and professional relationships have not only enriched his life but also played an instrumental role in his career success. He is deeply connected with the community, embracing its transformation over the years, and actively participating in its future growth. In Rod Suarez you find a local expert with international roots, a strategic problem solver with a keen eye for opportunities, and a committed partner with a firm belief in the power of relationships.

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