

Drayton Mills Marketplace

Second Generation Restaurant with Fully Equipped
Kitchen $\pm 6,979$ SF Core & $\pm 2,004$ of Dedicated Pation Space



1800 Drayton Rd, Spartanburg, SC 29333





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Executive Summary

Suite 101 at Drayton Mills Marketplace is an opportunity to operate your business in one of Spartanburg's most successful adaptive reuse developments. Suite 101 is perfect for restaurants, catering services, wine bars, and specialty food entrepreneurs, as well as breweries and taprooms, cafés, bakeries and dessert concepts, commissary kitchens, and culinary incubators. The suite comprises $\pm 2,269$ SF of core space, a fully equipped commercial kitchen, supported by an adjoining common area with restrooms and a dedicated patio of $\pm 1,800$ SF.

The kitchen arrives turnkey: gas cooking line with griddle, double-stacked convection ovens, fryer, stainless reach-in refrigeration and freezer units, a pass-through dish machine with compartment sink, and an extensive prep and catering inventory. An operator can be open and producing here for a fraction of time a ground-up kitchen build would require. The dining and gathering areas carry the mill's original character, whitewashed brick, exposed beam ceilings, oversized windows, and polished concrete floors, leaving a bright, memorable setting for restaurant, catering, or private event use. The adjoining patio extends the space outdoors, offering room for seasonal events, seating space, and private gatherings.

Retail tenants at Drayton Mills benefit from over 280 apartments at Drayton Mills Lofts—a walk merely seconds away—steady daily traffic of 22K+ vehicles, and a live-work-play environment complimented by residential, curated retail, dining, and fitness. The campus's integrated trail network and year-round community programming deliver consistent foot traffic in one of Spartanburg's most active and amenitized destinations.

#101
2,269 SF

CORE SPACE

**Turnkey
Commercial
Kitchen**

**EQUIPMENT LIST
AVAILABLE**

**$\pm 1,800$
SF**

**DEDICATED
PATIO SPACE**

\$19
PSF

**BASE
RENT**

\$6
PSF

**CAM
RENT**

22,954
VPD

**TRAFFIC
COUNT
(COSTAR)**

Property Overview

Suite 101
±2,269 SF



Restaurant or Catering Space with Fully Equipped Kitchen

Highlights

- ±2,269 SF core space, ±1,800 SF dedicated patio, and a fully equipped commercial kitchen
- Extensive equipment and smallwares already in place for an efficient opening
- Well suited for a restaurant, café, catering operation, event venue, cooking studio, or commissary kitchen
- Bright, open dining and event areas with whitewashed brick, exposed beams, oversized windows, and polished concrete floors
- Adjoining Drayton Mills Lofts, home to 500+ residents, just steps away
- Steady daily traffic of 22,954 cars per day
- Connected to Drayton Mills' trail network, with free parking and easy access for staff and guests



Dedicated Patio Space

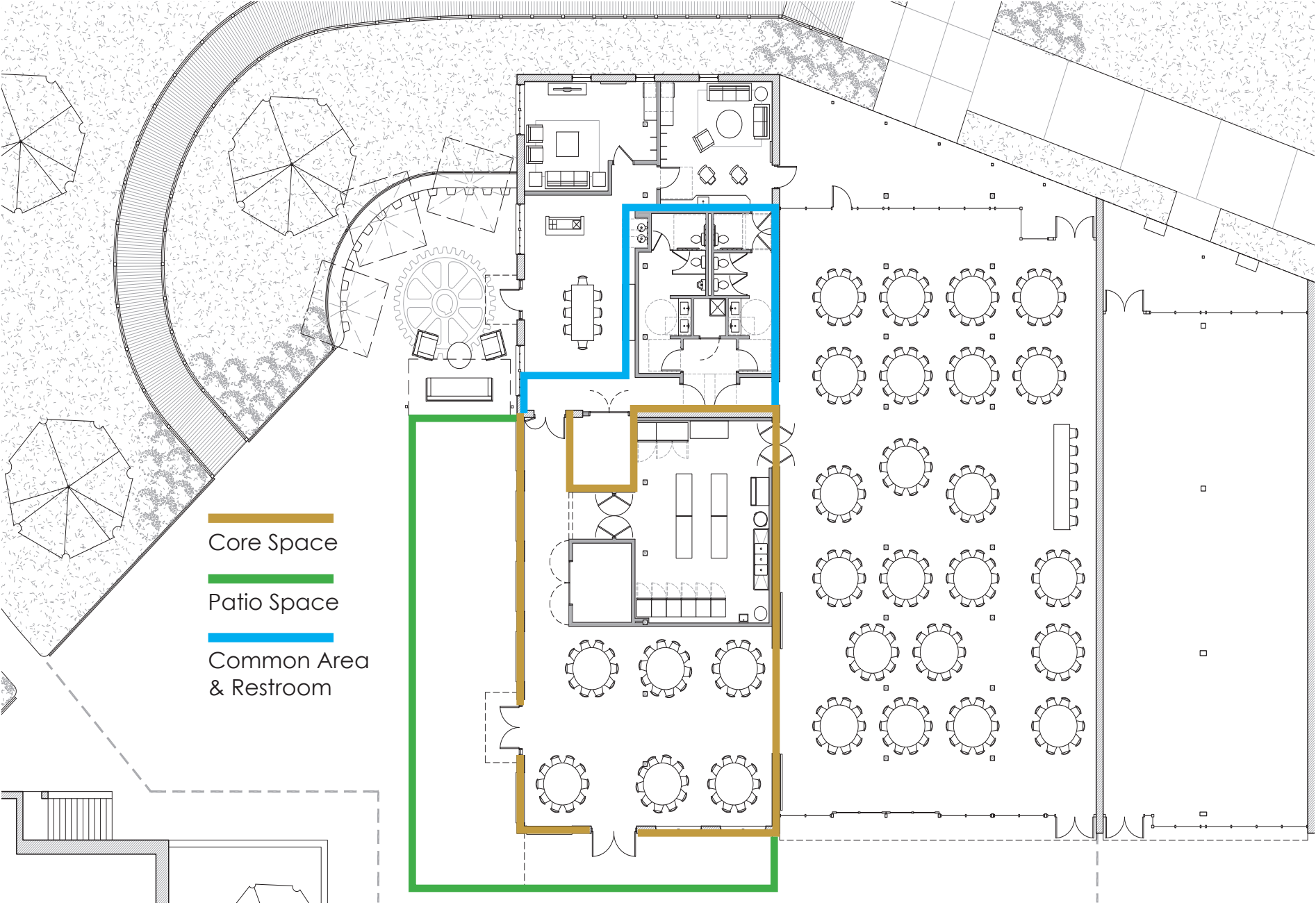


Suite 101





Floor Plan - Suite 101





DRAYTONMILLS

Marketplace

Suite 101

SPARTANBURG SC SURROUNDING BUSINESSES

- Milliken & Company
- BMW Manufacturing Co.
- Spartanburg Regional HQ
- Packaging Corporation of America
- APB International
- Denny's Corporate Office
- Hunter Steel Spartanburg
- DYC Performance Food Group
- Advance Smooth-On
- Spartanburg Water Systems

RESTAURANTS & CAFES

- Dray Bar & Grill
- Cold's Kitchen & Bar
- The Mill Kitchen and Bar
- Starbucks
- Vintage Coffee & More
- Swamp Rabbit Cafe & Grocery
- Chick-fil-A
- Panera Bread
- Cook Out
- McDonald's

PARKS & RECREATION

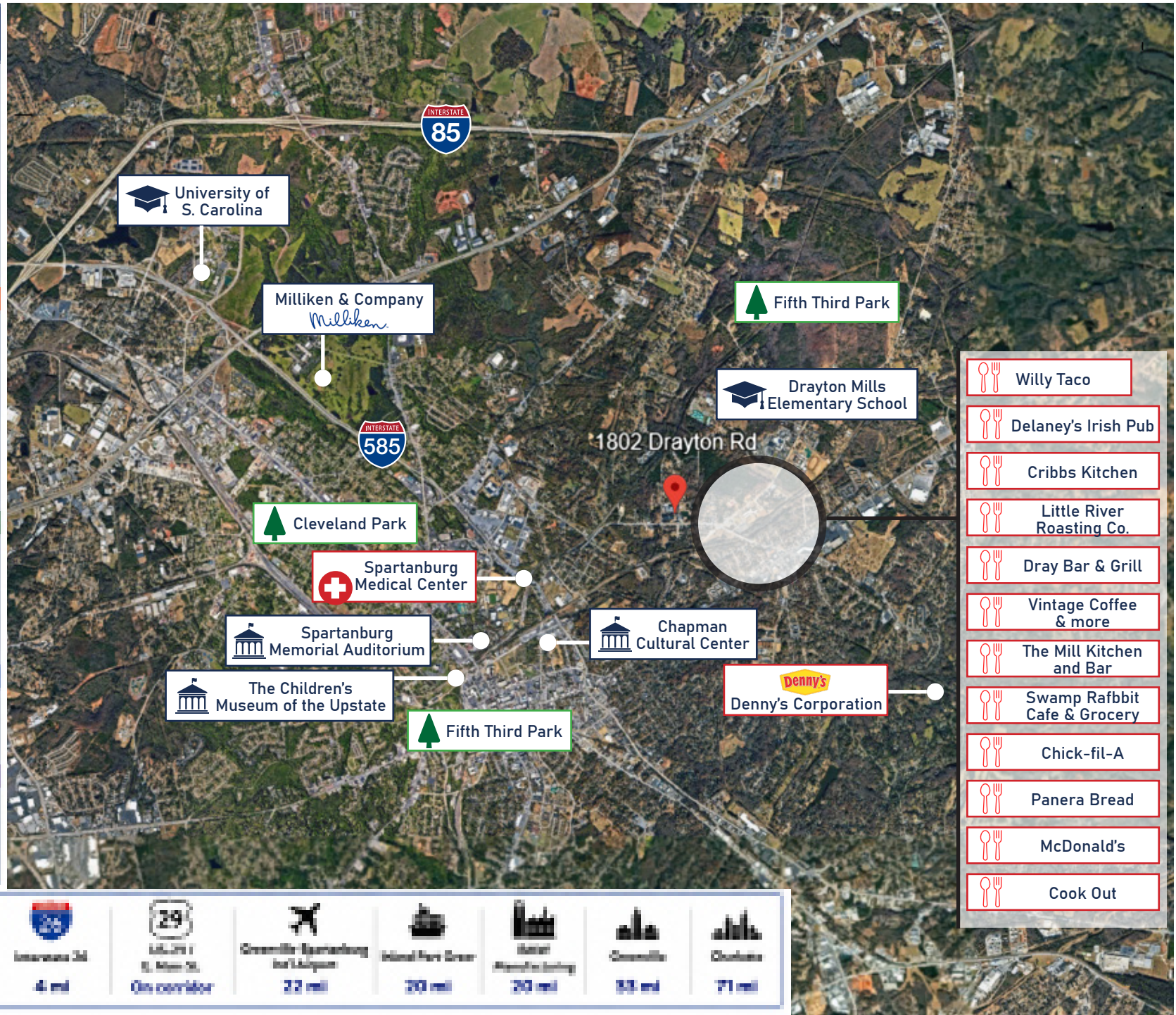
- Drayton Mill Pond
- Spartanburg County Park
- Tiger River Park
- Craft Beer Park
- Milliken Arboretum
- Cleveland Park
- Schiesl ML Griffin Nature Preserve

SCHOOLS

- Drayton Mills Elementary School
- Parkview Middle School
- Bowman High School
- Wallford College

LANDMARKS & ATTRACTIONS

- Spartanburg Medical Center
- Spartanburg Memorial Auditorium
- Chapman Cultural Center



- Willy Taco
- Delaney's Irish Pub
- Cribbs Kitchen
- Little River Roasting Co.
- Dray Bar & Grill
- Vintage Coffee & more
- The Mill Kitchen and Bar
- Swamp Rabbit Cafe & Grocery
- Chick-fil-A
- Panera Bread
- McDonald's
- Cook Out


Spartanburg
7 mi


Interstate 85
4 mi


Interstate 26
4 mi


US-29 /
S. Main St.
On corridor


Greenville-Spartanburg
Int'l Airport
22 mi


Spartanburg River
20 mi


Spartanburg
20 mi


Greenville
33 mi


Charlotte
71 mi



HISTORIC STATUS

Constructed 1902-1904, Drayton Mills has a rich history that has spanned over 100 years. The red brick-spinning mill was beautifully designed by the Boston engineering firm of Lockwood Greene & Co. and features Romanesque Revival and Tudor Revival architecture.

Over the years, additional structures have been added including a cotton warehouse, two water towers, a pond and office buildings. Architectural features with industrial charm are still present to the site including exposed beams, arched window bays, deep red brick and original hardwood floors.

Today the property is listed on the National Register of Historic Places which adds to the uniqueness of this master redevelopment. Operating as a textile and manufacturing mill beginning in 1904. At its peak, the mill employed approx. 1,200 workers and helped establish Spartanburg as one of the South's leading textile manufacturing centers.

About Spartanburg SC

Thriving Spartanburg

Spartanburg is one of the fastest-growing markets in the Southeast. The U.S. Census Bureau ranked the Spartanburg metro area the third-fastest-growing in the nation in 2025 by percentage, with the county's population increasing 2.8% in a single year to ~381K. Home to seven colleges and universities, the market offers a young, educated workforce and a deep, growing base of demand for retail, office, and residential space. Economic momentum is supported by substantial private investment. In 2025, Spartanburg County attracted \$3.5 billion in new capital investment and more than 1,000 jobs across 20 projects in advanced manufacturing, aerospace, and technology. The region's industrial base is anchored by BMW Manufacturing; the largest plant in BMW's global network and the leading U.S. automotive exporter by value at \$9 billion in 2025, along with Milliken, Michelin, Toray, Adidas, and Keurig Dr Pepper.



Unique Location

Located near the Central Business District, Converse College, Edward Via College of Osteopathic Medicine, University of South Carolina Upstate, Spartanburg Community College, Spartanburg Methodist College and Wofford College, this mixed-use development has become a well-known destination. Residents can walk to the surrounding community and enjoy proximity to events and the array of services offered by this unique combination of living, retail, office and restaurants at Drayton.

Award-Winning Community

The South Carolina Department of Archives and History and Preservation South Carolina honored Drayton Mills with the Honor Award, one of the state's highest recognitions for historic preservation.

In 2018, Novogradac & Company named Drayton Mills the Non-Residential Major Community Impact Winner, selected from hundreds of eligible projects nationwide for its outstanding historic redevelopment and community impact. Drayton Mills was also voted Best Apartment Community six years in a row in the *Spartanburg Herald-Journal*'s Best of the Best awards.





Team Profiles



Michael Bull, CCIM

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Michael Bull, CCIM is the founder and CEO of Bull Realty. He is an active commercial real estate broker licensed in eight states and has assisted clients with over 8 billion dollars of transactions over his 35-year career. Mr. Bull founded Bull Realty in 1998 with two primary missions: to provide a company of brokers known for integrity and to provide the best disposition marketing in the nation. While still well known for effective disposition services, the firm also provides acquisition, project leasing, and site selection/tenant representation in all major property sectors.

Michael personally leads a team focused on office sales.

You may know Michael as host of America's Commercial Real Estate Show. The popular weekly show began broadcasting in 2010 and today is heard by millions of people around the country. Michael and other respected industry leaders, analysts, and economists share market intel, forecasts, and strategies. New shows are available every week on-demand wherever you get your podcasts, YouTube, and the show website, www.CREshow.com.

If you get a chance, see Michael speak at commercial real estate events in Atlanta or around the country. He speaks at national and state level events on topics related to commercial real estate.

Michael is also the creator of Commercial Agent Success Strategies. An online cloud accessible video training series for commercial brokers. Experienced brokers rave about the quality of these 21 videos, forms, activities calculator, and slide deck action notes. Learn more at www.CommercialAgentSuccess.com.

Michael's involvement with professional organizations includes CCIM Institute, National Association of REALTORS, Atlanta Leaders Group, Real Estate Group Atlanta, and the Georgia Bankers Association.



ABOUT BULL REALTY



28
YEARS IN
BUSINESS



LICENSED
IN
8
SOUTHEAST
STATES



ATL
HEADQUARTER

SERVICES

Services include disposition, acquisition, project leasing, tenant representation, and consulting across a wide range of sectors, including office, retail, industrial, multifamily, land, healthcare, senior housing, self-storage, hospitality, and single-tenant net lease properties.

GLOBAL ALLIANCE

Bull Realty is a member of TCN Worldwide, an alliance of 60+ offices and 1,500 commercial real estate professionals serving more than 200 markets globally. This partnership expands the firm's reach, client access and investor relationships across the U.S. and internationally.

AMERICA'S COMMERCIAL REAL ESTATE SHOW

The firm produces the nation's leading show on commercial real estate topics, America's Commercial Real Estate Show. Industry economists, analysts and leading market participants — including Bull Realty's founder Michael Bull, CCIM — share market intel, forecasts and strategies. The weekly show is available to stream wherever you get your podcasts or at www.CREshow.com.

JOIN OUR TEAM

Bull Realty continues to expand through merger, acquisition and by welcoming experienced agents. The firm recently celebrated 28 years in business and, through its TCN Worldwide alliance, actively works with clients and brokers across the country.

CONNECT WITH US:
<https://www.bullrealty.com>



OUR MISSION

To provide a company of advisors known for integrity and the best disposition marketing in the nation.

