



FOR LEASE

116 N MAIN STREET, FOUNTAIN INN, SC



THE PROPERTY

116 N Main Street, Fountain Inn, South Carolina

Positioned in the heart of downtown Fountain Inn, 116 N Main Street offers ±3,500 square feet of flexible space with excellent visibility on the city's main commercial corridor. This location is ideal for retail, office, or restaurant use and sits among established businesses. The wide storefront is perfect for signage or product display, and the interior layout can easily be customized to fit a range of business types. Built in 2000, the structure has the infrastructure needed for modern operations.

What sets this property apart is its position along a Main Street that draws consistent foot traffic—not just from daily activity, but from year-round community events and festivals that bring thousands downtown: Mac Arnold Blues Festival, Italian American Heritage Festival, Juneteenth Soul Food Festival, July 3rd Fireworks Spectacular, Sounds of Summer Concert Series, Aunt Het Fall Festival, Christmas “Inn” Our Town Each event drives strong visibility and traffic for downtown businesses, giving this property built-in exposure throughout the year.



THE FLOOR PLAN

116 N Main Street, Fountain Inn, South Carolina



Key Features of Downtown Fountain Inn

- **Economic Growth**
 - Downtown Fountain Inn has experienced steady revitalization, with a focus on small business development, local dining, and retail spaces.
 - The city has invested in infrastructure improvements and beautification projects to attract visitors and businesses.
- **Community and Events**
 - The city hosts regular events like the "Farmers Market," "Christmas Inn Our Town," and other festivals, which draw residents and visitors alike.
 - A strong sense of community makes it an attractive location for families and entrepreneurs.
- **Proximity to Amenities**
 - Fountain Inn is close to major employment centers in Greenville and offers a quieter suburban lifestyle.
 - Easy access to I-385 ensures strong connectivity for businesses and residents.

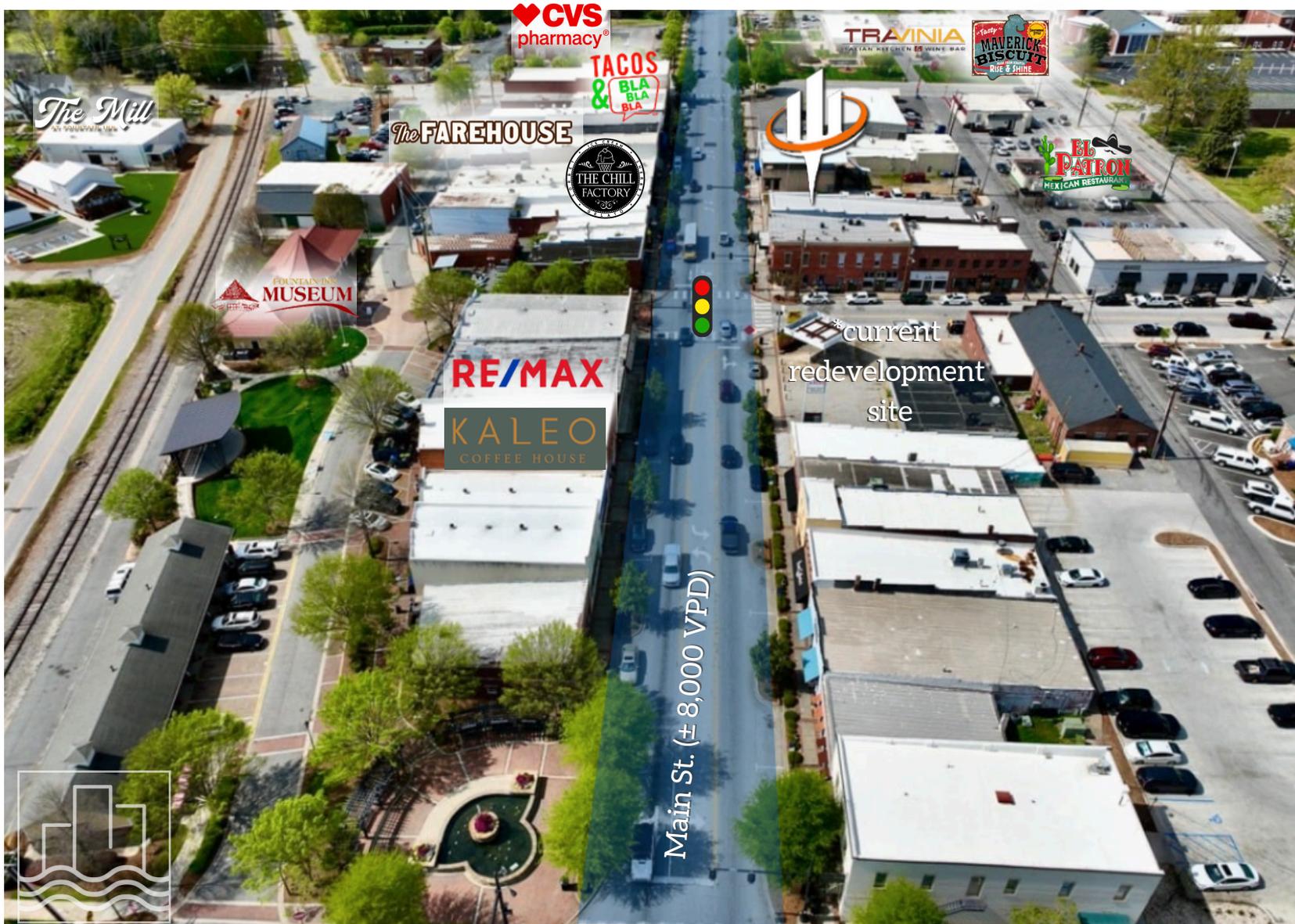
DOWNTOWN AERIAL

116 N Main Street, Fountain Inn, South Carolina



RETAILER MAP

116 N Main Street, Fountain Inn, South Carolina



LOCATIONAL MAP

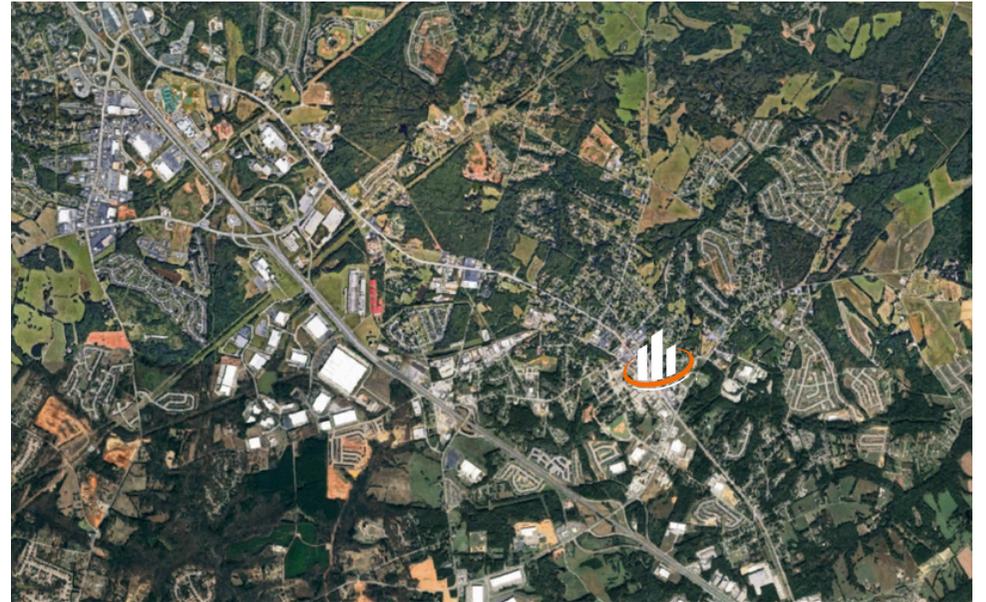
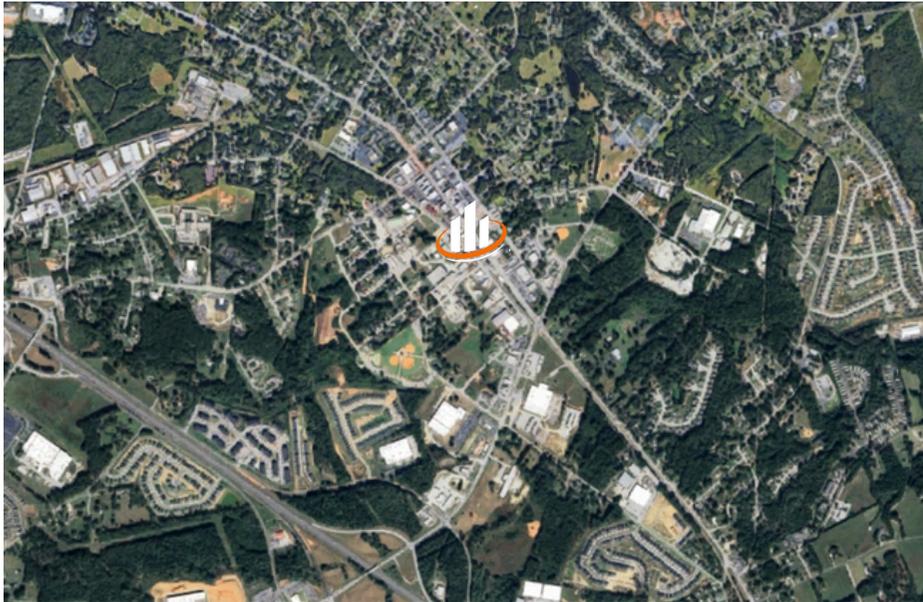
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DEMOGRAPHIC DATA

Fountain Inn, South Carolina

	3 Miles	5 Miles	7 Miles
Total Population (2024)	±24,480	±60,205	±107,385
Projected Growth (2029)	%7.2	%6.7	%6.5
Average HH Income	±\$93,478	±\$101,176	±\$105,875
Daytime Employees	±4,946	±12,460	±18,215
Average Age	39.4	40.2	40.5
Median Home Value	\$366,463	\$386,015	\$403,425



Source: Site Seer Retail Data

REEDY RIVER RETAIL

SPECIALIZED RETAIL BROKERAGE TEAM



In 2018, Dustin and Daniel left their teaching careers to pursue commercial real estate, quickly building one of the top retail brokerage teams in the Upstate. They prioritize relationship-building, client education, and delivering value through hard work and creativity.

The team has expanded to include additional advisors Chris Philbrick, Brett Mitchell, and Stephan Thomas, along with administrative and marketing support from Angie Looney.

Specializing in investment sales, landlord/tenant representation, and development, their focus on retail brokerage instills confidence in their clients. With the support of the SVN network of over 220 offices, Reedy River Retail has gained national recognition.

330 Pelham Rd. Ste 100A
Greenville, SC 29615



INVESTMENTS - LANDLORD REPRESENTATION - TENANT REPRESENTATION - DEVELOPMENT

PROPERTY MANAGEMENT

RELIABLE AND EFFECTIVE MANAGEMENT

At SVN Palmetto, we understand that well-managed properties create lasting value. Our full-service Commercial Property Management team is dedicated to protecting your investment, maximizing operational efficiency, and enhancing tenant satisfaction—all while giving you peace of mind.

WHAT WE OFFER:

FINANCIAL MANAGEMENT

- Budgeting, forecasting, and financial reporting
- Rent collection and expense management
- Monthly income & expense statements
- CAM reconciliation and lease compliance audits

MAINTENANCE & OPERATIONS

- 24/7 response to maintenance requests
- Vendor selection, bidding, and oversight
- Preventative maintenance programs
- Regular property inspections and reporting

TENANT RELATIONS

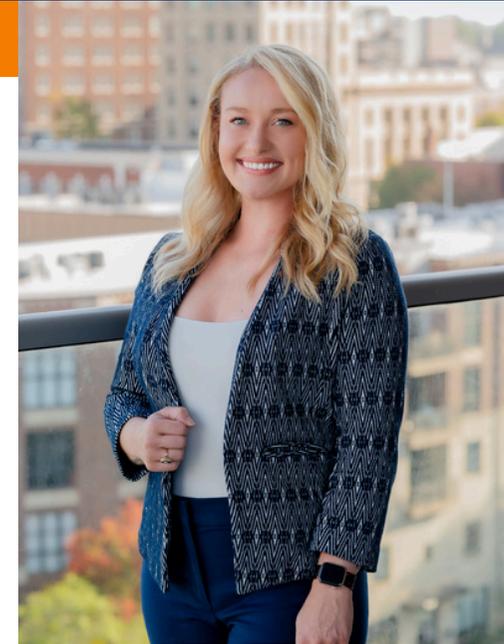
- Lease administration and enforcement
- Tenant retention strategies
- Conflict resolution and communication
- Move-in/move-out coordination

ASSET PERFORMANCE

- Strategic planning to increase property value
- Capital improvement planning and oversight
- Occupancy maximization and turnover reduction
- Risk management and insurance compliance

**Let us take the day-to-day off your plate
—so you can focus on growth.**

Partner with SVN Palmetto to
manage smarter, not harder.



Angie Looney
Property Manager

angie.looney@svn.com
864.934.8044



REEDY RIVER RETAIL at SVN PALMETTO'S SOUTHEAST REACH

GREENVILLE



CHARLESTON



CHARLOTTE



WHAT OUR CLIENTS ARE SAYING...

"I can't imagine my journey without Dustin and Daniel. These guys are very relationship-driven and not transactional-based. Their passion for the business shines by the way they work for their clients."

- David Simmons, Franchisee of Voodoo Brewery

"We started working with Dustin and Daniel about a year ago, but their reputation certainly preceded them. They were presented to us as the "young and hungry" power brokers who wanted to talk less, and prove themselves with results. They are proactive, resourceful, and tenacious. More importantly, they're honest and just a blast to work with!"

- Nauman Panjwani, VP of SNS Properties

NOTABLE CLIENTS & RECENT TRANSACTIONS WITHIN THE SOUTHEAST





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Daniel Holloway
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