

6750 Pottery Road

Spartanburg, SC 29303

Interstate-Exposed Retail / Restaurant Opportunity

Exit 17 – I-26 (New Cut Road)

Property Overview

This is a strong interstate asset offering exceptional exit visibility, direct I-26 exposure, major national co-tenancy, and a rare parking count for the corridor.

Former national restaurant strategically positioned at the signalized Exit 17 interchange of I-26 (New Cut Road), providing outstanding freeway visibility, immediate interstate access, and a dedicated turn lane for seamless ingress and egress.

The property is ideally suited for an owner-user, regional operator, or redevelopment investor seeking high-traffic exposure in a proven commercial trade area.

Property Details

Building Size: ±5,760 SF

Land Area: ±2.00 Acres

Year Built: 2000

Construction: Wood Frame

Stories: 1

Building Height: Approx. 16 FT

Zoning: GC – General Commercial

Tenancy: Single Tenant

Parking: Approximately 150 Spaces

Access: 24-Hour Access

HVAC: Tenant Controlled

Utilities: High-Capacity Commercial Infrastructure

Location Advantages

- Signalized Interstate Interchange
- Immediate Access to I-26
- Strong Freeway Visibility
- Dedicated Turn Lane
- Prominent Signage Opportunities
- Heavy Interstate Traffic Flow

Surrounding national co-tenancy includes:

- McDonald's
- Waffle House
- Exxon
- Wyndham Hotels
- Red Roof Inn
- Days Inn

The area benefits from consistent hotel traffic, interstate travelers, and strong regional commercial activity.



Building Features

- Existing Commercial Kitchen Infrastructure
- Large Dining Area with Booth Seating
- ADA Accessible
- Storage Space
- Air Conditioning
- 24-Hour Access
- Expansive Parking Field

The parking count alone is a rare advantage for this corridor and supports high-volume operations, event use, travel center conversion, or redevelopment.



Potential Uses

- Restaurant Repositioning
- Travel Center / Interstate Retail
- Medical Conversion
- Event Venue
- Church / Assembly Use
- High-Traffic Service Operator
- Retail Redevelopment

GC zoning allows for a wide range of commercial applications.

Investment Summary

Vacant and ready for repositioning.

This offering represents a rare opportunity to acquire a highly visible, interstate-exposed commercial property with scale, access, and surrounding national retailers already established.

Ideal for owner-user occupancy or strategic redevelopment.

