



LEE & ASSOCIATES  
GREENVILLE/SPARTANBURG



**FOR SALE**  
**\$3,995,000**

**501 WILLIS RD**  
**SPARTANBURG, SC**

PRESENTED BY:

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## EXECUTIVE SUMMARY

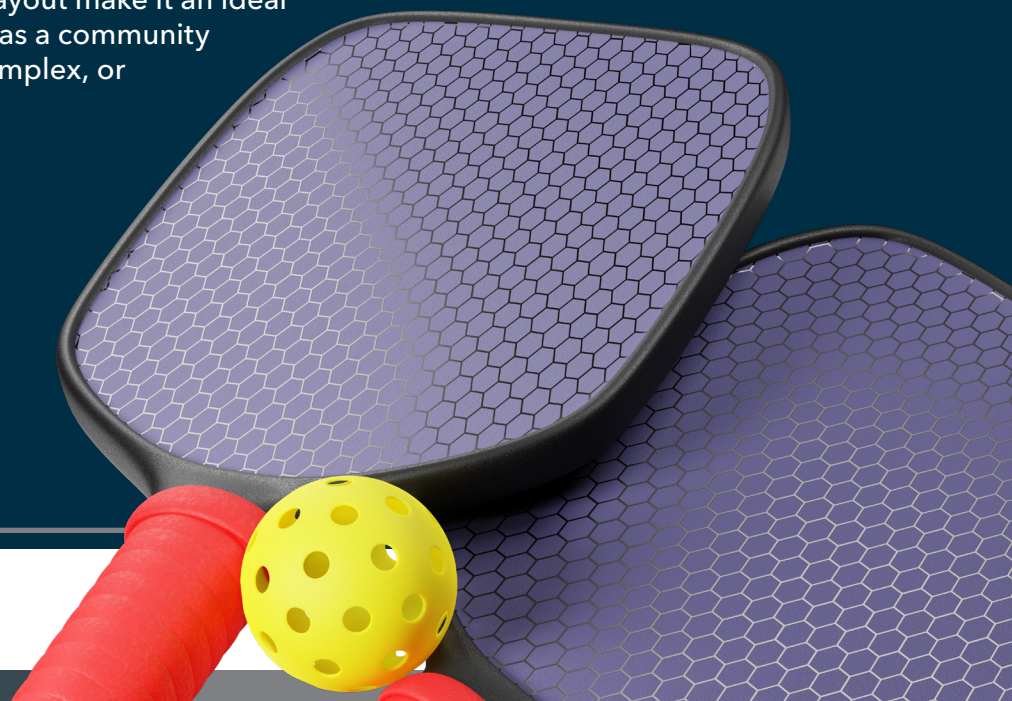
Lee & Associates Greenville/Spartanburg is pleased to present a unique opportunity to acquire a ±61,289-square-foot mixed-use specialty facility well suited for pickle ball, tennis or activity center located at 501 Willis Road in Spartanburg, SC, offered for sale at \$3,995,000.

Partially leased to the YMCA, a longstanding and respected organization founded in 1844, the property provides a stable tenancy and is deeply rooted in the community. The facility underwent renovations in 2023 and features comprehensive HVAC coverage, ensuring a fully conditioned environment throughout.

Positioned on a 9.15-acre site, the property is strategically located less than 1.25 miles from I-26, offering excellent accessibility and visibility. The building includes 133 parking spaces and a host of recreational and wellness amenities, such as:

- 4 outdoor tennis courts
- 3 indoor tennis courts
- 1 outdoor swimming pool
- 1 aerobics room
- 1 studio exercise room
- 1 racquetball court

Zoned PR (Partial Restriction District) and constructed with durable metal materials, the facility's size, amenities, and layout make it an ideal investment for continued use as a community wellness center, recreation complex, or adaptable specialty use.



# PROPERTY OVERVIEW FLOOR PLAN

- ±61,289 SF
- ±9.15 AC



## PROPERTY OVERVIEW

# PROPERTY SPECIFICATIONS

PROPERTY ADDRESS	501 Willis Road
TYPE	Mixed Use
TOTAL BUILDING SF	±61,289 SF
HVAC	Full Building
TAX MAP #	6-20-00-007.05
COUNTY	Spartanburg
CITY LIMITS	No
ZONING	PR (Partial Restriction District)
LOT SIZE	±9.15 Acres
CONSTRUCTION	Masonry and Metal
PARKING	133 spaces



## PROPERTY OVERVIEW

# PROPERTY HIGHLIGHTS



### AVAILABLE SPACE

±21,523 SF  
Available for  
Occupancy



### AMENITIES

4 outdoor tennis courts,  
3 indoor tennis courts. 1  
outdoor swimming pool,  
1 aerobics room, 1 stu-  
dio exercise room, and 1  
racquet ball court.



### PRIME LOCATION

Located in Spartanburg  
County less than 1.25  
miles to I-26.



### RECENTLY RENOVATED

Renovated in 2023.



### STABLE TENANT

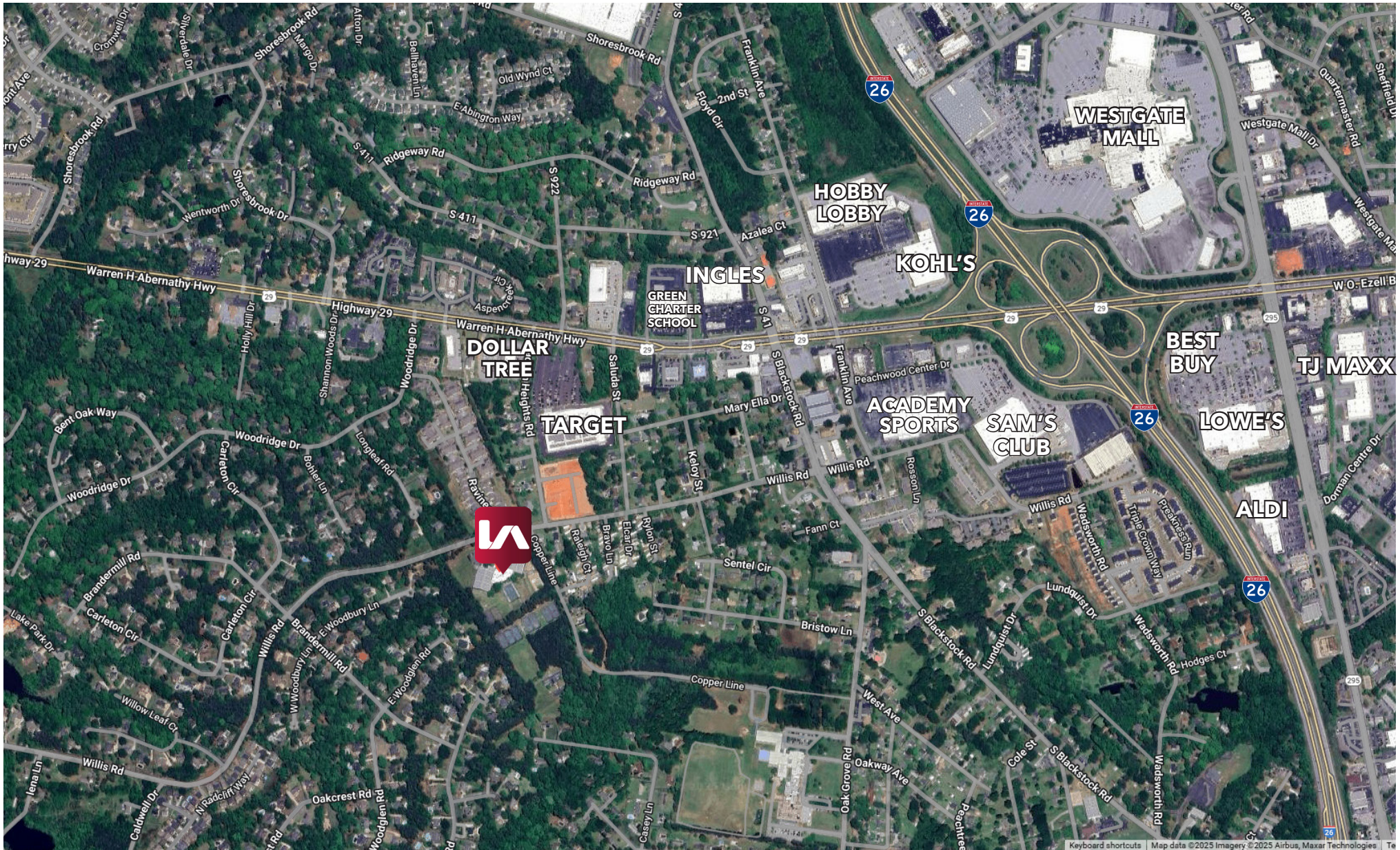
The YMCA, founded in  
1844, is an integral part  
of the community. Lease  
expiration: 4/30/2030



### FULLY CONDITIONED

Complete HVAC  
coverage throughout  
the entire building.

# PROPERTY OVERVIEW LOCATION MAP



# PROPERTY OVERVIEW

## PROPERTY PHOTOS





# LEARN MORE GIVE US A CALL



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