

# 129 N MAIN ST *fountain inn*



FOR SALE | ±13,421 SF



LEE & ASSOCIATES  
COMMERCIAL REAL ESTATE SERVICES

# *downtown, fountain inn*

A member of the South Carolina Main Street community since 2021, downtown Fountain Inn is undergoing a significant transformation that honors its historic roots while boosting its social and economic vitality. The Main Street Four-Point Approach, which focuses on design, organization, promotion, and economic vitality, is central to revitalizing the area. This comprehensive strategy aims to enhance the community's physical and visual assets, establish a strong foundation for sustainable revitalization efforts, promote the downtown area as the community's heart, and use economic and financial tools to assist businesses and drive local economies.

Economically, Fountain Inn is showing strong growth, particularly in the retail and restaurant sectors. The city reported gross retail sales of \$469 million in 2020, marking a 174% increase since 2015. This growth is supported by a comprehensive alcohol sale ordinance and the establishment of a hospitality district downtown, signaling a supportive environment for businesses and entrepreneurs. The city's strategic initiatives are aimed at fostering an environment conducive to new and existing businesses, catalyzing property development, and creating a supportive environment for innovation.

The downtown area is not just a business hub but also a cultural and community center. Fountain Inn actively brings musicians and artists together, with local shops catering to various interests, including musical instruments. This effort to upgrade, trade-in, or add to collections of musical instruments is an example of how the downtown area caters to specific hobbies and interests, making it a unique destination for locals and visitors alike.

This blend of historic preservation, economic development, and community engagement makes downtown Fountain Inn a dynamic area that appeals to a wide range of interests and contributes to the overall vitality and attractiveness of the city.



*contact:*

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# PROPERTY DETAILS

PROPERTY NAME	129 N Main Street
TYPE	Retail/Office
TOTAL AVAILABLE SF	±13,421 SF
FIRST FLOOR	±7,591 SF
SECOND FLOOR	±2,074 SF
THIRD FLOOR	±3,756 SF
TAX MAP #	0346000100100
COUNTY	Greenville
CITY LIMITS	Fountain Inn
ZONING	C-2
YEAR BUILT	1900
CONSTRUCTION TYPE	Brick
ROOF	New TPO
LOT SIZE	0.157 acres
ROAD FRONTAGE	48'
PARKING	12
RESTROOMS	4
UTILITIES	All

*Discover the perfect blend of history and modernity with this exclusive listing at 129 N Main Street, Fountain Inn. This prime retail/office space, nestled within the charming downtown area, boasts ±13,421 SF of recently renovated versatile area in a meticulously maintained brick construction from 1900. Now featuring a new TPO roof and situated on a generous 0.157-acre lot with 48' of road frontage, this property is ideally positioned in the heart of Fountain Inn's thriving business district, zoned C-2 for a wide array of uses. With ample parking for 12 vehicles, 4 restrooms, new HVAC, and all essential utilities, it's ready to cater to your business needs.*

*Elevate your venture in a location where tradition meets opportunity.*

**Call For Pricing**

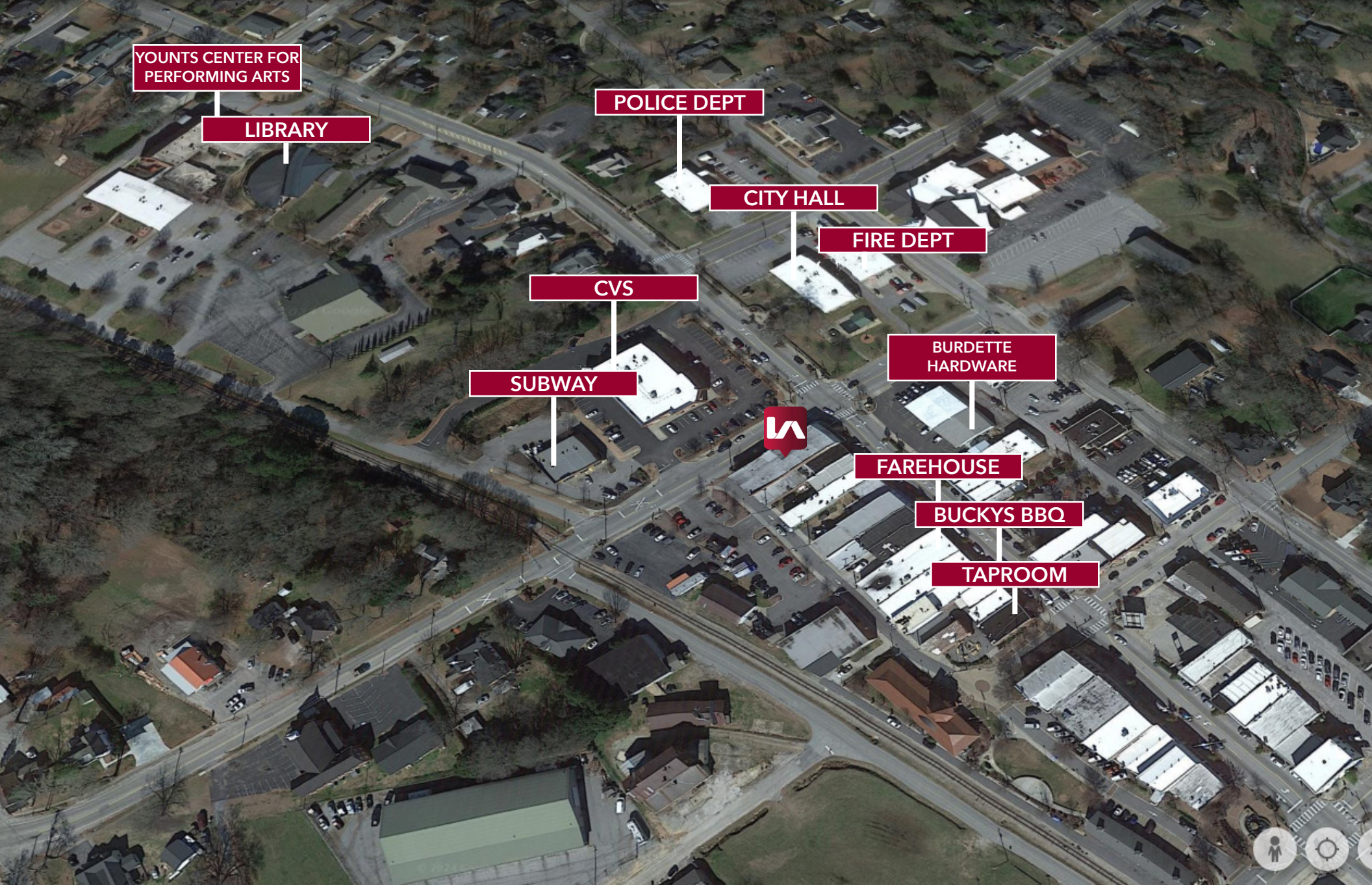
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Year Renovated	2025
Parking	On site
Location	Prime location, downtown Fountain Inn
Utilities	All utilities already on site



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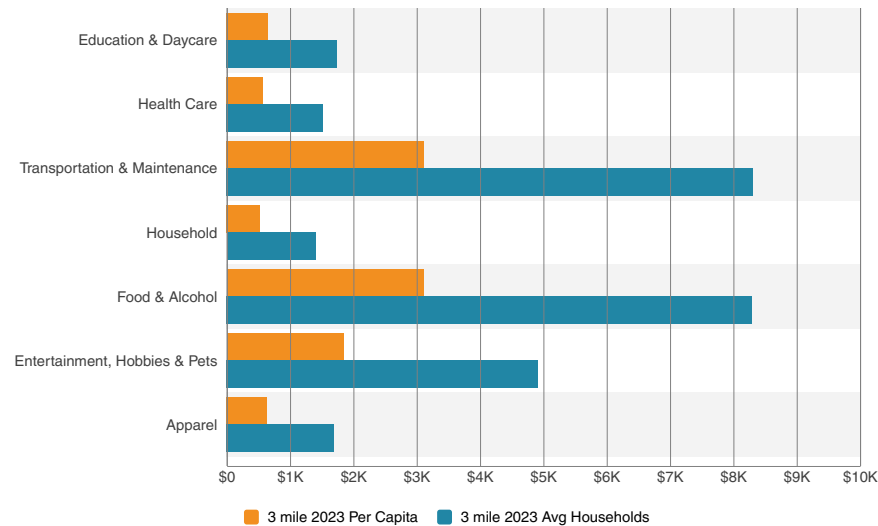
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# DEMOGRAPHICS

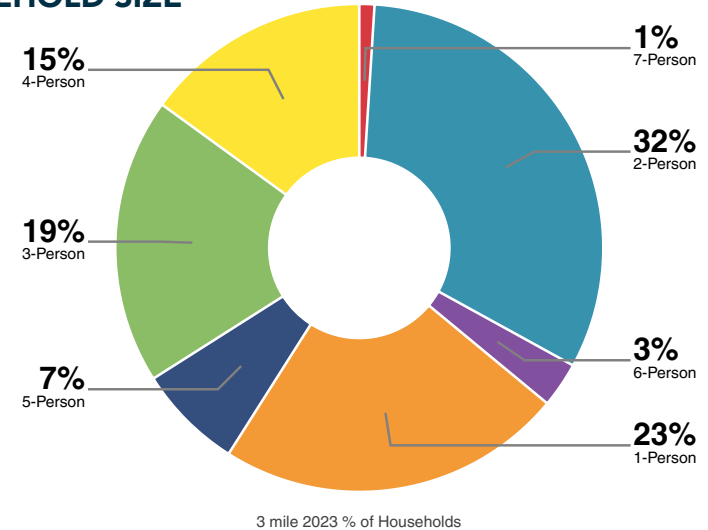
POPULATION	1 Mile	3 Mile	5 Mile
2023 Population	5,391	19,985	53,523
2028 Population Projection	5,663	20,966	56,099
Annual Growth 2010-2023	2.8%	2.6%	2.6%
Annual Growth 2023-2028	1.0%	1.0%	1.0%
Median Age	37.3	38.2	38.8
Bachelor's Degree or Higher	21%	25%	30%

HOUSEHOLDS	1 Mile	3 Mile	5 Mile
2023 Households	2,090	7,490	20,336
2028 Household Projection	2,200	7,870	21,339
Annual Growth 2010-2023	3.2%	3.0%	2.9%
Annual Growth 2023-2028	1.1%	1.0%	1.0%
Avg Household Size	2.6	2.7	2.6
Avg Household Vehicles	2	2	2

## PER CAPITA & AVG HOUSEHOLD SPENDING



## HOUSEHOLD SIZE



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# LEARN MORE GIVE US A CALL



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