

FOR LEASE

Retail Space in Downtown Spartanburg, SC

NAI Earle Furman



HIGHLIGHTS

174 E. Main Street | Spartanburg, SC 29306

- Main Street Retail
- ±1,650 SF Retail space available
- \$22.00 PSF FSG
- Full Service Rate; *All Services Except Janitorial*
- ADA Accessible
- Excellent Visibility
- Parking and Signage available
- ±33,000 foot traffic count on East Main Street

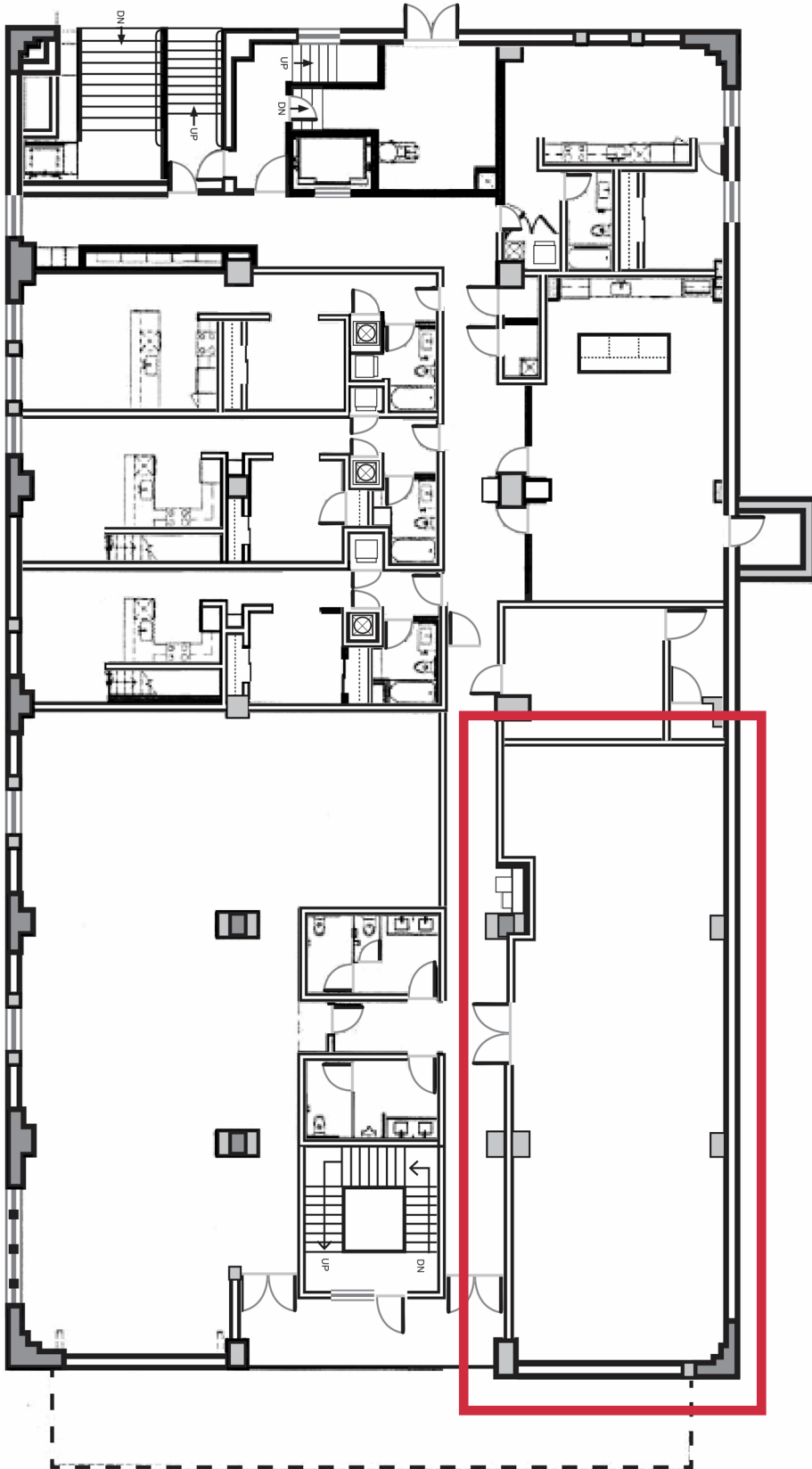


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UNIQUE, HISTORIC
RETAIL SPACE
IN THE **HEART OF**
DOWNTOWN
SPARTANBURG, SC

Located on E Main Street in the **heart of downtown Spartanburg**, Aug Smith on Main provides an opportunity to be a part of an exciting urban place. With many local residents having memories of shopping at the historic Aug Smith Department Store, it has served as an **icon of downtown** retail and commercial space since its construction in the late 1920's.

The building offers residential apartments, street level retail and office space on Main Street, and flexible office space on Dunbar Street. Located at the corner of Dunbar & Liberty Street and surrounded by many retailers, restaurants, gyms, colleges and corporate headquarters, the building is in a **highly urban and walkable environment**. Convenient parking and highly flexible, this space can accommodate a variety of tenants.

Spartanburg MSA ranks #15 on the ranking of **Best-Performing Cities 2020** by the Milken Institute



±123,132

Total Daytime Population
5-Mile Radius



37.5

Median Age
5-Mile Radius



\$76,583

Avg Household Income
5-Mile Radius

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