



The Commons

AT DRAYTON MILLS

1785 DRAYTON RD, SPARTANBURG, SC

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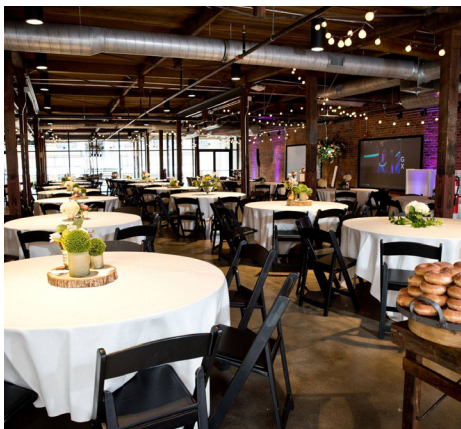


Colliers | South Carolina
145 W. Main St, Suite 300
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THE COMMONS at Drayton Mills

*FOR SALE: ±7 Acres for Retail /
Mixed-Use Development*

The Drayton Community continues to expand with new townhomes, single-family residences and plans for additional recreational and leisure amenities. With 7 acres available for mixed-use or retail development, this site offers a rare opportunity to become part of a master-planned community that blends historic charm with modern growth.



The Commons at Drayton Mills

Existing

Under Construction

Planned for Future Development

PROPERTY HIGHLIGHTS

The Drayton Mills community is one of the many growing corridors on the outskirts of Downtown Spartanburg. Colliers is pleased to offer seven acres of land for sale within this community. Owned by Pacolet Milliken, The Commons at Drayton Mills offers a prime location near restaurants, high-end retail and newly developed single family and multifamily communities, and is directly across from the Drayton Mill Lofts and Marketplace.



PREMIER LOCATION

The Commons' premier address offers unparalleled location and accessibility to shopping, dining and living



ENTERTAINMENT

The Marketplace features restaurants, gyms, barber shops, financial services, educational extensions and more



ACCESSIBILITY

This area in particular has high pedestrian traffic, ideal for mixed-use, retail and hospitality projects



PRO-BUSINESS

Spartanburg has a strong economic focus, offering incentives to make it easier for buyers to develop and build



REVITALIZATION

Spartanburg is seeing significant revitalization, fueling new development and appreciating property values



LIVING

Numerous existing and future single and multi-family developments within walking distance



GROWTH

Spartanburg County continues to be among one of the fastest growing communities in the southeast



THRIVING INDUSTRY

Spartanburg is home to one of the most booming industrial corridors, located in the epicenter of Charlotte and Atlanta



SITE PLAN SCENARIOS



SCENARIO A

Buildings A-C:

±33,900 SF Office + Retail Space
129 Parking Spaces

Building D:

±6,000 SF Office Space
20 Parking Spaces

SCENARIO B

Buildings A-B:

±33,900 SF Office + Retail Space
135 Parking Spaces

Building C:

±6,000 SF Office Space
20 Parking Spaces



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Colliers

DRAYTON MILLS COMMUNITY



AREA SNAPSHOT

Drayton Mills Community

RESTAURANTS

Dray Bar & Grill
Pi-Squared
Tacos and Bla Bla Bla
Habit Beverage Lounge

RETAIL

Reinvintage Warehouse
The Lauren Ashtyn Collection
Wealth Enhancement Group
Edward Jones
Barenuckle Barbershop

ENTERTAINMENT

1800 Drayton Catering & Events
Burn Boot Camp
Converse University E-Sports
Palmetto Proactive Healthcare
Flow State Spartanburg
Sparkle City Chiropractic



POPULATION
±93,838



AVG. HH INCOME
\$85,441



HOUSEHOLDS
±38,004

*Demographics are within a 5-mile radius

DOWNTOWN SPARTANBURG



AREA SNAPSHOT

Downtown Business District

RESTAURANTS

Main St Pub
 Delaney's Irish Pub
 Isla's on the Square
 Miyako's
 Bond Street Wines
 Sophia's
 Health in Hand
 The Peddler Steakhouse
 The Flying Biscuit
 Groucho's Deli
 Pokenori
 Cribb's Kitchen
 Rocker's Brewery
 Takosushi
 Rick Erwin's Level 10
 Konnichiwa of Spartanburg
 Little River Roasting

Starbucks
 Ali Baba
 The SamMitch Shop
 Bugar
 Monsoon Noodle House
 Blue Moon Specialty Foods & Bodega
 The Kennedy
 El Paso: Tacos and Tequila
 The Pharmacy Coffee
 Spill the Beans
 Lemongrass Kitchen
 Lime Leaf
 Rigsby's
 Venus Pie

RETAIL

The Local Hiker
 The Laque House
 Pink on Main
 The Lemon Peel
 Prices' Store for Men
 Cara Bella Boutique
 Market on Main
 Armoire
 Talan Antiques and Interiors
 Mane and Magnolia
 The Oxford Barber Company
 Green Papaya Salon
 James & James Collection

ENTERTAINMENT

Underpin Lanes 'N Lounge
 Fr8Yard
 The Children's Museum
 Citizens & Southern Event Center
 The Johnson Collection
 Fifth Third Park Baseball Field
 Streaking Birdies
 Craft Axe Throwing
 Indigo Hall and Events
 Local Hiker Pub
 The Club House
 The Chapman Cultural Center
 George D. Johnson Business School (Division of USC Upstate)
 The Vintage Toast
 The Piedmont Club

SPARTANBURG, SC

Downtown Spartanburg offers the best of both worlds: small-town charm with big-city momentum.

Whether you're building, investing, living or launching a business, this walkable urban core is thriving with new development, local restaurants and cultural attractions. With seven colleges, major employers and a supportive business climate, Spartanburg is full of energy and opportunity. Affordable land prices, strategic growth and ongoing revitalization make it a smart place to plant roots, build community and grow your future.



**#1 SMALL METRO IN THE US
FOR ECONOMIC GROWTH**

Ten at the Top, 2021



**ONE OF THE FRIENDLIEST
TOWNS IN THE SOUTH**

Thestate.com



**ONE OF THE SOUTH'S
BEST CITIES ON THE RISE**

Southern Living

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