

AVAILABLE FOR LEASE

±7,591 SF Restaurant / Retail Space
129 N Main St Fountain Inn, SC 29644



Ryan Robertson
President

ryan@freedomcommercialre.com
864.706.8740

Executive Summary

129 N Main St Fountain Inn, SC 29644



Property Highlights

- Main Street frontage
- Excellent visibility
- Historic architecture to be restored as part of project
- One of the only buildings downtown that comes with designated parking
- Ideal for boutique, entertainment, restaurant, or creative office concepts
- $\pm 1,500$ SF rooftop patio
- Ground floor is subdividable
- Turnkey delivery (minus FF&E) is available for qualified tenants

Location Highlights

- Walkable Main Street environment with restaurants, coffee shops, and boutiques
- Strong community engagement with year-round events and festivals
- Close proximity to Greenville, Simpsonville, and major employment hubs
- Convenient access to I-385 and regional transportation corridors
- Nearby parks, trails, and community gathering spaces
- Emerging dining, arts, and entertainment scene

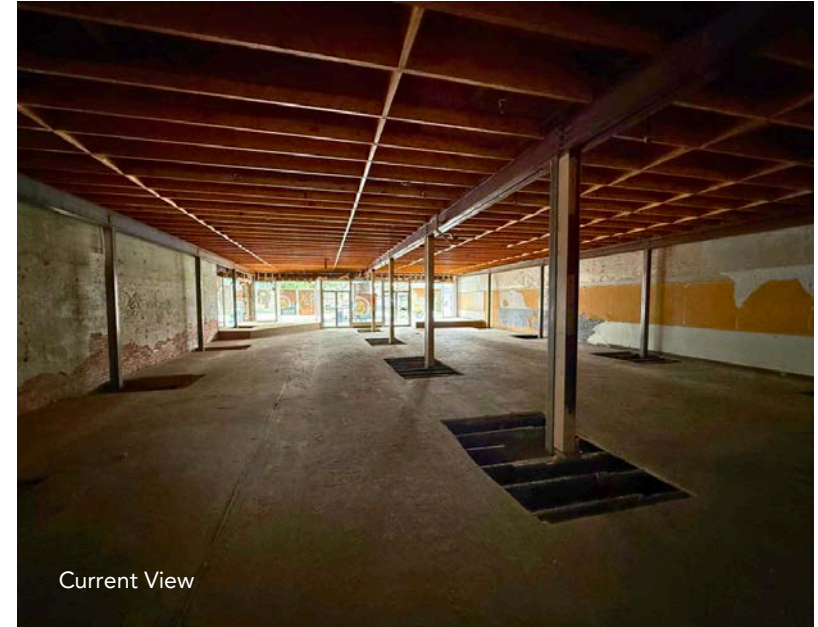
Lease Availability

Suite Size: $\pm 7,591$ SF

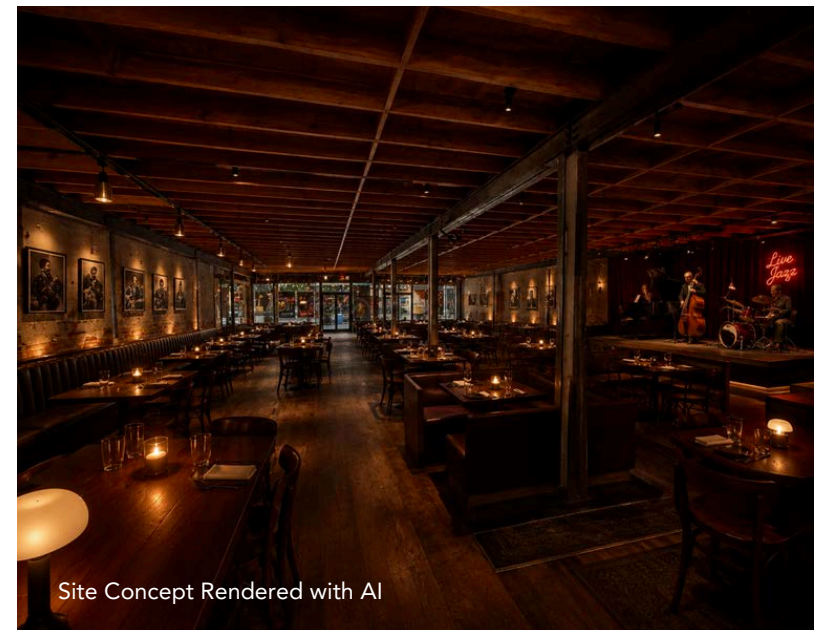
Lease Rate: Negotiable

TI Allowance provided by Landlord for all qualifying tenants, please contact Broker for details.

All property information is approximate and subject to verification by Tenant and/or Tenant's Representation.



Current View



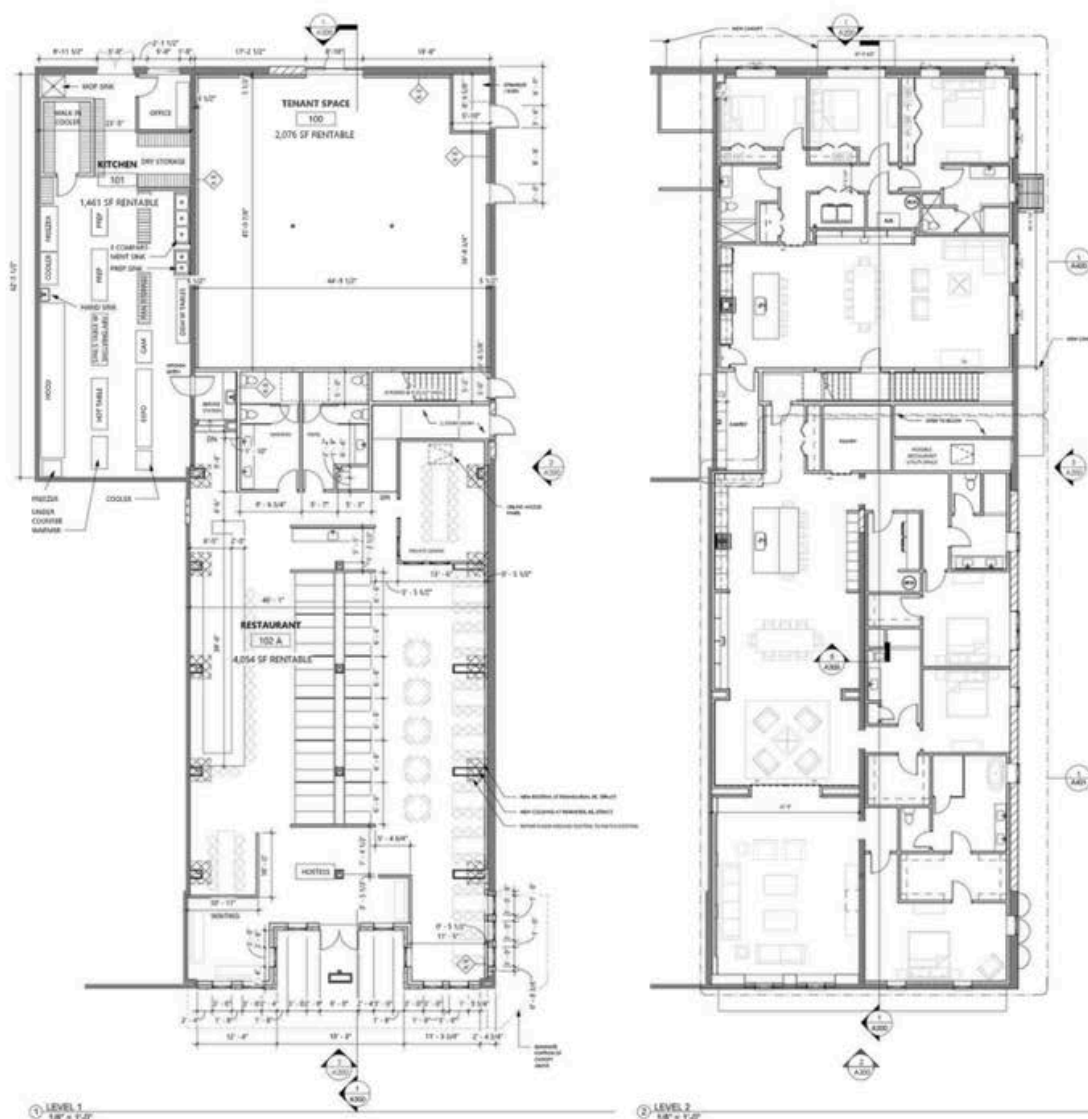
Site Concept Rendered with AI

Floor Plan

129 N Main St Fountain Inn, SC 29644



- ### FLOOR PLAN GENERAL NOTES
1. DIMENSIONS ARE TO F.D. EXTERIOR STUD AND F.D. BRICK AND FACE OF INTERIOR BRICK.
 2. DIMENSIONS FOR CABINETS ARE TO FINISH FACE.
 3. REFER TO OTHER PLANS FOR SALLCRAFT LOCATIONS.
 4. IN CONCORDANCE WITH THE LATEST EDITION OF THE INTERNATIONAL BUILDING CODE (IBC) AND THE LATEST EDITION OF THE INTERNATIONAL MECHANICAL CODE (IMC), THE FOLLOWING NOTES APPLY TO THIS PROJECT:
 5. ALL NEW WALLS TO HAVE WATER RESISTANT BARRIER.
 6. LOCATE ROUGH OPENINGS FOR DOORS 4" FROM WOOD FACE OF INTERESTING WALL UNLESS NOTED OTHERWISE FOR THIS INSTALLATION.
 7. COORDINATE SIZE AND LOCATION OF ALL APPLIANCES WITH CABINETS.
 8. REFER TO MECH. AND ELEC. DRAWINGS FOR ADDITIONAL INFORMATION.
 9. REFER TO LANDSCAPE DRAWINGS FOR Hardscape, PAVING, AND SITE WALLS.
 10. ALL SHEDDING AREAS TO BE COVERED BY CHAIRS.
 11. PATCHED WOOD FLOORING SHALL BE PATCHED INTO EXISTING ADJACENT FLOORING, PERICAL THROUGHOUT, ETC.
 12. ALL BATHROOM ACCESSORIES SHALL BE SELECTED BY OWNER, FURNISHED AND INSTALLED BY S.C. ALL MIRRORS AND MEDICINE CABINETS (SHOWS) SHALL BE CARRIED IN BASE BID BUDGET TO PROVIDE BLOCKING ROUND PICTURE, ETC.



PR. NO. 23001
DATE 1/27/24

FAIRVIEW ST MIXED USE
129 N MAIN ST FOUNTAIN INN, SC 29644

NOT FOR CONSTRUCTION

REVISION SCHEDULE

1/27/24

FLOORPLANS

A102

Restaurant Concept

129 N Main St Fountain Inn, SC 29644



CONCEPTUAL DESIGN
129 MIXED USE



Restaurant Concept: Floor Plan

129 N Main St Fountain Inn, SC 29644



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RESTAURANT CONCEPT

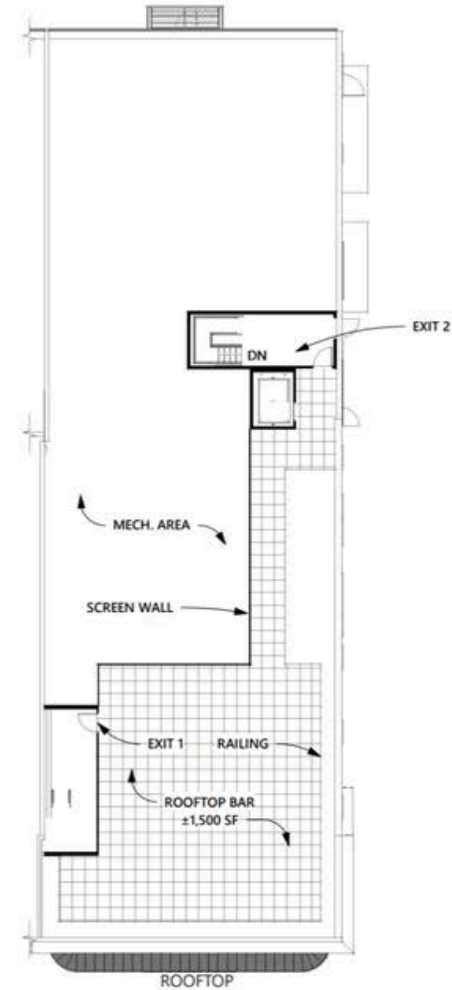
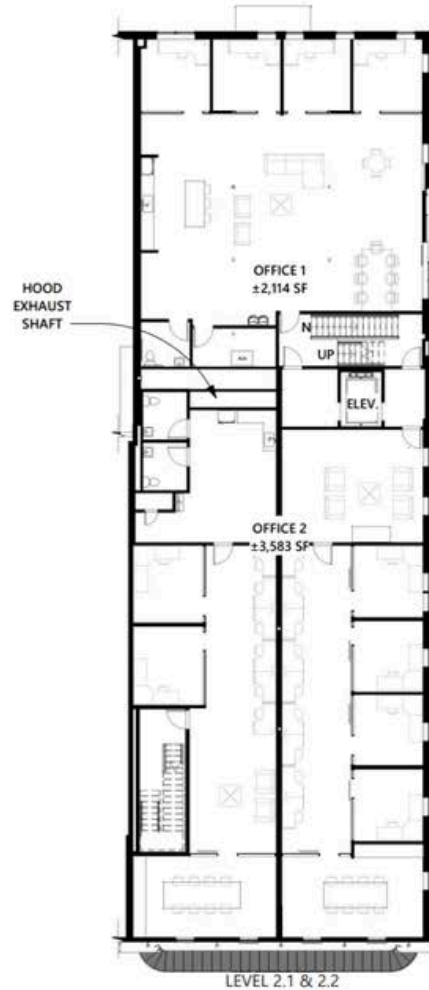
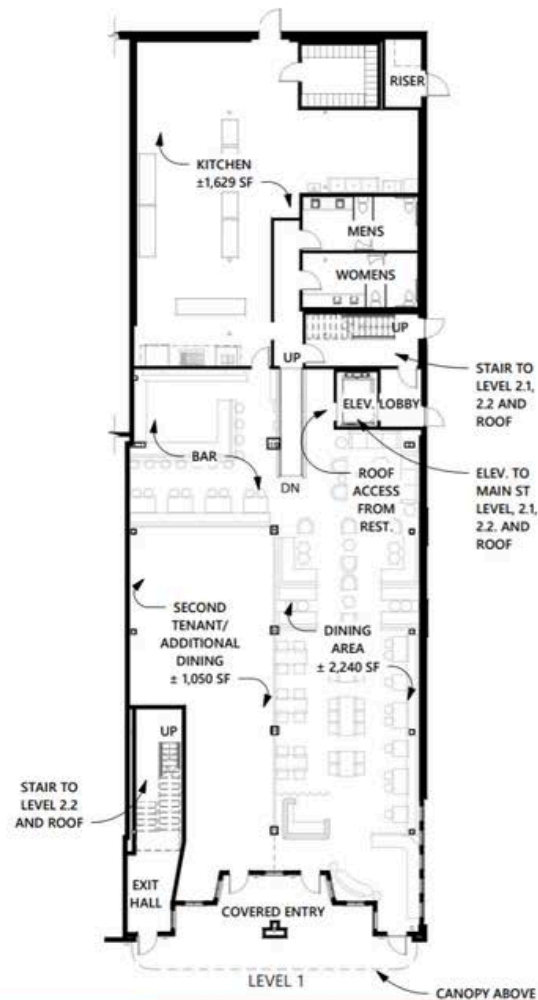
FLOOR PLAN

A1.01

Fountain Inn, SC 29644
129 N Main Street
PROJ. NO. 23009

Office Concept

129 N Main St Fountain Inn, SC 29644



CONCEPTUAL DESIGN
129 MIXED USE



Property Photos

129 N Main St Fountain Inn, SC 29644



Retail Map

Fountain Inn, SC



Gramercy Woods



New City Parking Garage

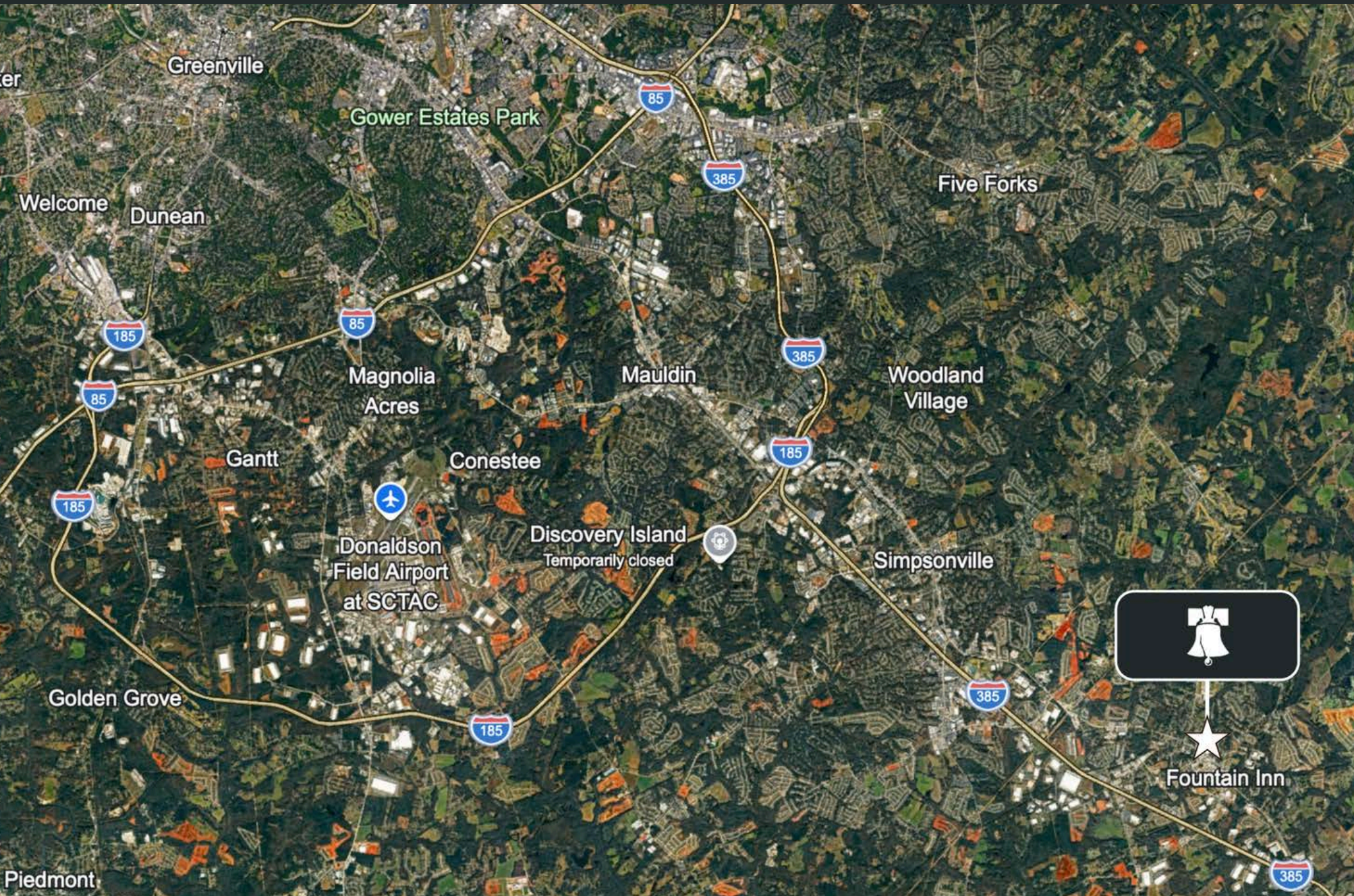


SITE



Municipality Map

Fountain Inn, SC



Upstate South Carolina

Source: Upstate Alliance



Upstate South Carolina has quietly become one of the Southeast's strongest markets for corporate relocations and industrial investment. Located along the I-85 corridor between Atlanta and Charlotte, the 10-county region offers genuine logistical advantages; not just proximity, but infrastructure, workforce depth, and a tax environment that meaningfully impacts occupancy costs.

The research and innovation ecosystem here is real. Michelin, Milliken & Company, and GE Vernova all maintain significant R&D operations in the region, creating a talent pipeline and supply chain network that benefits incoming occupiers across automotive, life sciences, aerospace, and advanced manufacturing.

On the cost side, a below-average cost of living (7.5% under the national average) gives employers a recruiting and retention edge that's increasingly hard to find in comparable Sun Belt markets. The lifestyle is legitimate too; this isn't a talking point, it's a retention factor that operators consistently cite post-relocation.

For tenants and investors evaluating the Southeast, Upstate South Carolina warrants serious consideration.



Fountain Inn, South Carolina

Source: [Upstate Alliance](#)



Fountain Inn's roots trace back to the mid-1800s, when the town took shape following the 1886 arrival of the Charleston and Western Carolina Railroad. By the early twentieth century it had grown into a thriving commercial hub with hotels, a cotton gin, a bank, a pharmacy, and a textile mill that anchored the local economy for generations. The city's name itself comes from a historic inn along the old stagecoach route, where a gushing spring made the stop a welcome landmark for travelers. That spirit of preservation continues in the revitalized downtown, anchored by the adaptive reuse of the historic Fountain Inn High School, a 1939 Art Deco structure now home to the Younts Center for Performing Arts, which has become the cornerstone of a thriving cultural district.

The city sits within the Greenville-Mauldin-Easley Metropolitan Statistical Area, with Interstate 385 running along its southern edge, providing direct access to Greenville and the broader Upstate market. Its proximity to top-tier higher education institutions and large metro areas like Greenville and Atlanta makes it an excellent location for businesses, and the city is already home to a diverse roster of industries. Fountain Inn has experienced significant growth over the past decade, driven by an excellent school system, low taxes, and a strong economy.

What truly sets Fountain Inn apart is its quality of life paired with small-town accessibility. Commerce Park along Historic Depot Street hosts dozens of annual events attracting tens of thousands of visitors each year, while the city's farmers' market, breweries, and expanding dining scene continue to draw new residents and foot traffic to Main Street.



**HOME TO TESLA'S FIRST
MAJOR DISTRIBUTION
CENTER IN SOUTH
CAROLINA**



**FASTEST GROWING CITY
IN UPSTATE, SOUTH
CAROLINA**

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CONTACT INFORMATION

Freedom Commercial Real Estate



125 Modesto Ln Simpsonville, SC
864-531-2034

Ryan Robertson

President

ryan@freedomcommercialre.com
864.706.8740