

AVAILABLE FOR LEASE

±1,569 - 8,831 SF Retail / Office Suites
2600 E Main St. Spartanburg, SC 29307



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Executive Summary

2600 E Main St. Spartanburg, SC 29307



Property Highlights

- Warm gray shell delivery
- Immediately available
- Highly visible location at signalized intersection
- 82 parking stalls

Location Highlights

- VPD: 18,000+ on E Main St
- ±3 minutes to Lowe's, Walmart Super Center, Publix, Petco and more
- ±8 minutes to SC Mary Black Campus
- ±10 minutes to Downtown Spartanburg

Lease Availability

Suite A ±1,949 SF at \$30/SF (NNN), Term Negotiable

Suite E ±1,569 SF at \$26/SF (NNN), Term Negotiable

Suite F ±1,660 SF at \$26/SF (NNN), Term Negotiable

Suite G ±1,576 SF at \$26/SF (NNN), Term 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.*



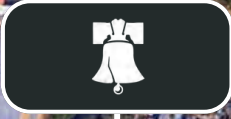
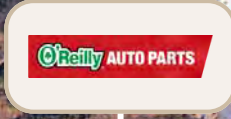
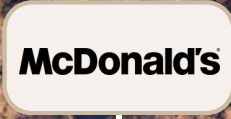
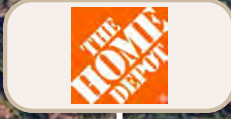
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Municipality Map

Spartanburg, SC



Demographics

Spartanburg, SC



59,198

Population Within
5 Miles

\$59,330

Median HH Income

39 Years

Median Age

\$242,000

Median Home Value

2.3%

Annual Growth
Projection. 2025-2030

28,104

Households Within
5 Miles

11,000

Residents moved to area
within 5 miles in 2025

26,500+

VPD

(CoStar, 2025)

Confidentiality & Disclaimer

Freedom Commercial, LLC



The information contained herein is not a substitute for a thorough due diligence investigation. Freedom Commercial has not made any investigation and makes no warranty or representation with respect to the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this offering material has been obtained from sources we believe reliable; however, Freedom Commercial has not verified, and will not verify, any of the information contained herein, nor has Freedom Commercial conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All interested parties must take appropriate measures to verify all the information set forth herein. Interested parties shall be responsible for their costs and expenses of investigating the subject property.



CONTACT INFORMATION

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