

## MAIN & PINE, SPARTANBURG

AVAILABLE FOR LEASE



Rendering is subject to change..

[WWW.SPENCERHINES.COM](http://WWW.SPENCERHINES.COM)

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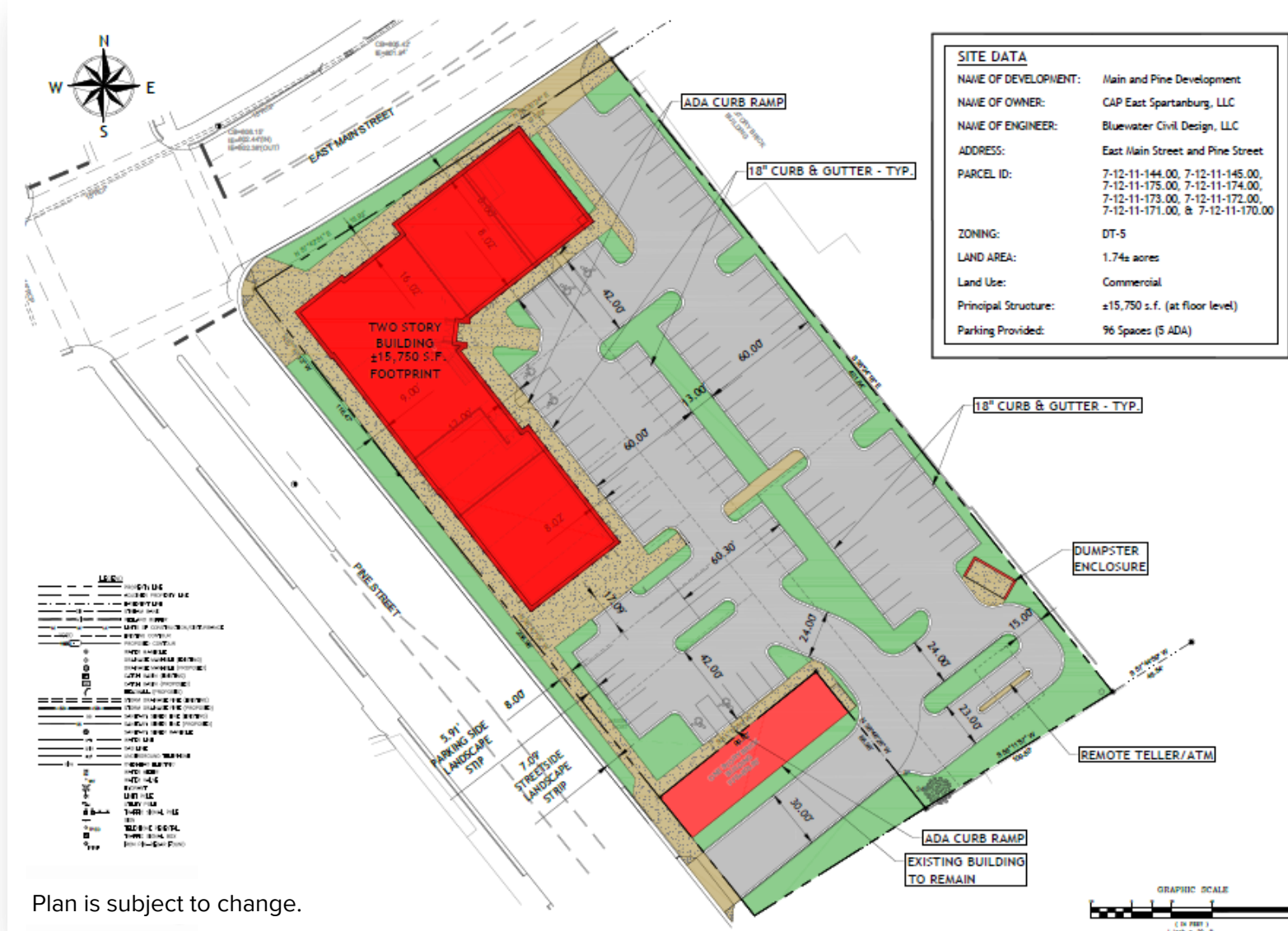


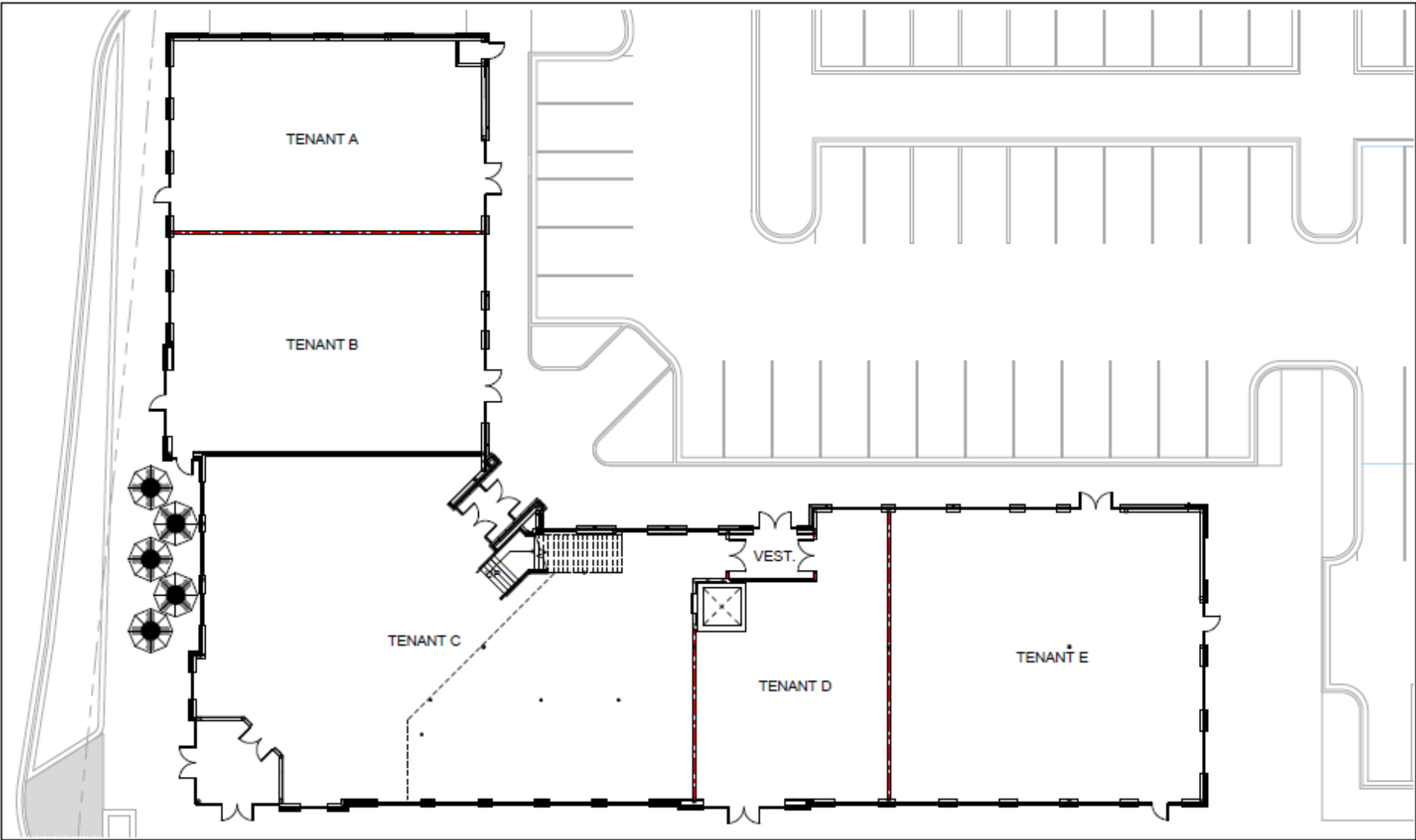
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## PROPERTY DESCRIPTION

Main & Pine is the gateway intersection to Downtown Spartanburg. It is within walking distance to Converse College, Converse Heights, and Downtown Spartanburg. This center will be a unique mix of retail and office space with United Community Bank as its anchor. United Community Banks, Inc. was recently recognized as one of America's best performing banks by Forbes magazine for the fourth consecutive year. The area has been energized by a resurgence of apartments and lofts providing walkability to work, live and play. This area has also enjoyed an annual restaurant growth increasing by 13% per year. The increased foot traffic of Spartanburg paired with the amenities of Downtown Spartanburg and the high visibility of the property make this a dynamic location.

**Join United Community Bank at the most dynamic center in downtown Spartanburg.  
Expected turnover 4<sup>th</sup> quarter of 2018.**

DEMOGRAPHICS	1 Mile	3 Mile	5 Mile
Population	7,381	44,483	89,701
Projected Population (2022)	7,681	46,320	93,466
Avg. Household Income	\$63,919	\$49,536	\$52,563
Avg. Age	36.40	38.40	38.00
TRAFFIC COUNTS			
Pine Street	25,400		
East Main Street	21,500		

## AVAILABLE SUITES

- Suite A 2,200+/- SF
- Suite B 2,480+/- SF (Letter of Intent – Restaurant Use)
- Suite C 8,000+/- SF United Community Bank
- Suite D 1,600+/- SF
- Suite E 3,280+/- SF

Contact Broker for Lease Rates



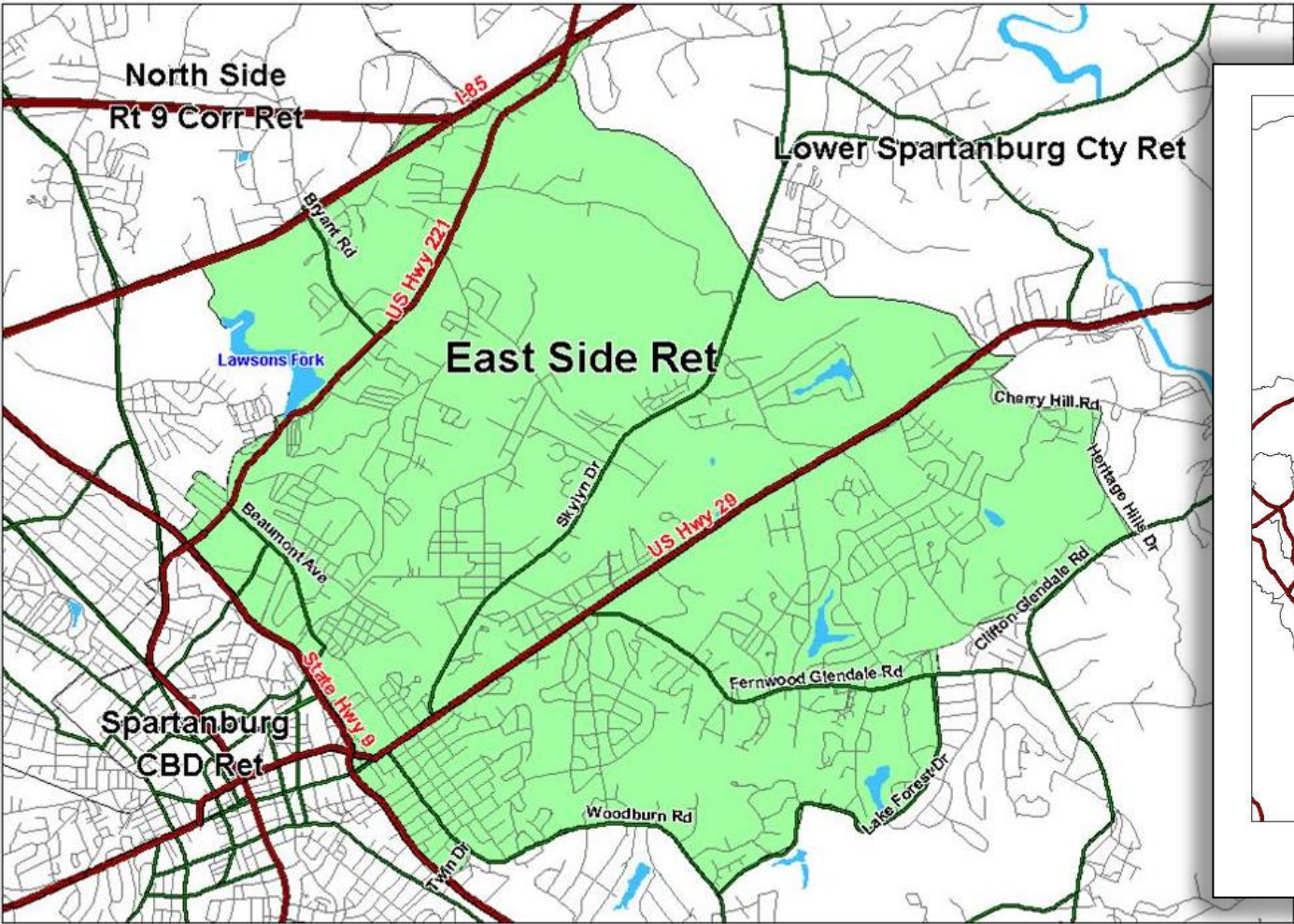
## LOCATE TO SPARTANBURG

Spartanburg is the perfect place to cultivate your idea, nurture your business, and/or build your future. Located at the “Crossroads of the New South,” Spartanburg is nestled at the intersection of two of the most traveled interstates in the nation – I-85 and I-26. Running through Spartanburg County, Interstate I-85 is the main artery for business and industry and has been called the ‘Boom Belt’ to the ‘Southern Autobahn,’ because of the high concentration of international business located along the corridor. I-85 stretches from Richmond, VA to Atlanta, GA and southern Alabama and connects the Southeast with the Northeast. I-26, running east-west, threads through the center of Spartanburg — providing quick and easy access to the SC ports. From existing buildings and facilities to greenfield, Spartanburg has what you are looking for. Whether you want to locate a new business/industry here, expand your current locations, or grow your existing facility, Spartanburg has something to offer. From competitive tax incentives to affordable sites/buildings and a skilled/ready workforce, Spartanburg is exceptionally positioned to support a diverse variety of businesses and industries.

– *Spartanburg Economic Futures Group*

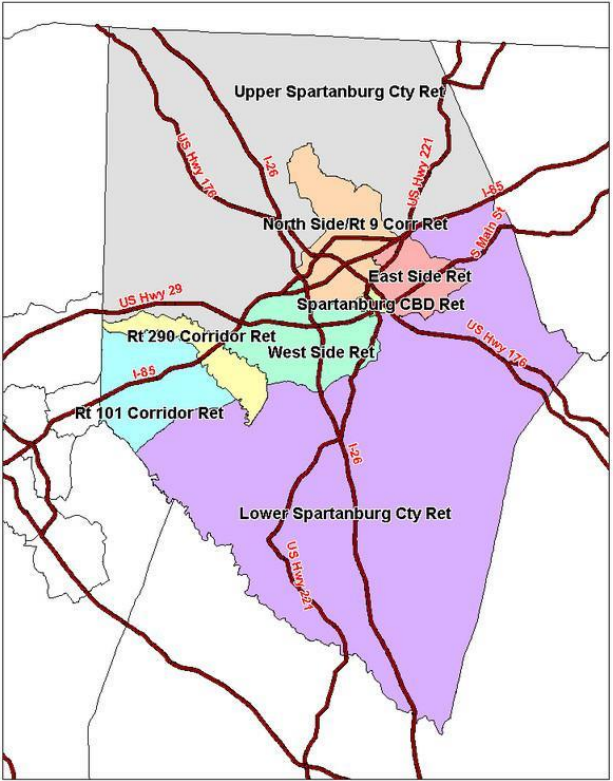






**East Side Retail Submarket**

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**Spartanburg Retail Market**

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