

# FOR SALE

56 GROCE ROAD  
LYMAN, SC 29365

RETAIL/OFFICE SPACE FOR SALE  
DOWNTOWN LYMAN

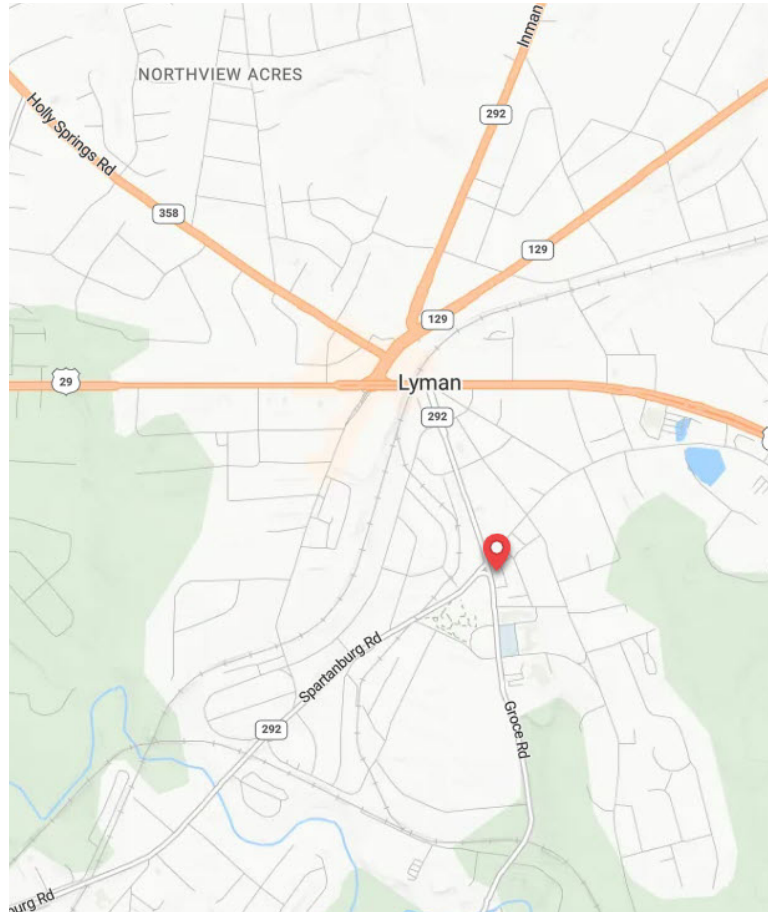


Pamela Jackson  
713.927.7026

Tim Satterfield  
864.415.2373

All information deemed reliable, but not guaranteed.

KDS   
**CAINE**  
COMMERCIAL REAL ESTATE



### AVAILABLE SPACE

**Address:** 56 Groce Road  
Lyman SC 29365

**Sale Price:** \$359,000

**Available SF:** ±4,738 SF

**County:** Spartanburg

### PROPERTY HIGHLIGHTS

- ±4,738 SF with ±2,106 SF main level, ±2,106 unfinished upstairs, & ±526 unfinished basement
- High traffic count location in central Lyman
- Location includes dedicated parking in rear and street parking out front
- Main street business or mixed-use redevelopment opportunity



56 GROCE ROAD  
LYMAN, SC 29365

All information deemed reliable, but not guaranteed.

PAMELA JACKSON | 713.927.7026  
PJACKSON@KDS CAINE.COM

TIM SATTERFIELD | 864.415.2373  
TSATTERFIELD@KDS CAINE.COM

## PROPERTY PHOTOS



56 GROCE ROAD  
LYMAN, SC 29365

All information deemed reliable, but not guaranteed.

PAMELA JACKSON | 713.927.7026  
PJACKSON@KDS CAINE.COM

TIM SATTERFIELD | 864.415.2373  
TSATTERFIELD@KDS CAINE.COM



## WHY SPARTANBURG?

### ***AN IDEAL LOCATION***

Spartanburg County, the 5th-largest in South Carolina, is home to nearly 328,000 residents across 13 distinct municipalities.

There's truly something for everyone here. A bustling downtown filled with new shops, restaurants, and public art at every turn. Career opportunities abound, from international corporations to thriving small businesses, alongside civic and professional organizations. Outdoor enthusiasts will love the miles of trails, blueways, and exceptional recreation options. Spartanburg also takes a community-first approach to education and public health.

Families, young professionals, retirees, and entrepreneurs alike find their place in Spartanburg, growing and thriving in this dynamic community.

### ***A DECADE OF SUCCESS***

*Since 2021, Spartanburg County has attracted 80 economic development projects, totaling \$5.1 billion in capital investment and creating 5,787 new jobs.*

*Spartanburg has consistently led South Carolina in economic investment and job creation for years, earning recognition as the U.S. Small Metro with the Most Economic Growth, and named to Site Selection Magazine's "Best to Invest Rankings" three times.*



## LOCATION, LOCATION, LOCATION

1.6 Million People  
10 Upstate SC Counties

More Than 575  
International Companies

#3 GDP Worldwide  
At \$6.0T, the Southeast United State GDP  
Ranks #3 in the World.<sup>1</sup>

160 New Locations  
More than 160 companies have announced  
new locations in the Upstate over the last 5  
years.



## A CRITICAL MANUFACTURING HUB



## SOUTH CAROLINA IS OPEN FOR BUSINESS

# #1

State for Manufacturing in 2022  
*Site Selection Group*

# #2

State for Doing Business  
*Area Development*

# #1

Fastest Growing  
State in the U.S.



**REAL RELATIONSHIPS, NOT JUST REAL ESTATE**

**VERDAE OFFICE**

340 Rocky Slope Road  
Suite 302  
Greenville, SC 29607

**DOWNTOWN OFFICE**

117 Williams Street  
Greenville, SC 29601

**PAMELA JACKSON**

713.927.7026

[PJACKSON@KDSCAINE.COM](mailto:PJACKSON@KDSCAINE.COM)

**TIM SATTERFIELD**

864.415.2373

[TSATTERFIELD@KDSCAINE.COM](mailto:TSATTERFIELD@KDSCAINE.COM)

Information contained herein has been obtained from sources deemed reliable, but we cannot guarantee it. All property information is subject to change or withdrawal without notice.