

FOR SALE

56 GROCE ROAD
LYMAN, SC 29365

RETAIL/OFFICE SPACE FOR SALE
DOWNTOWN LYMAN

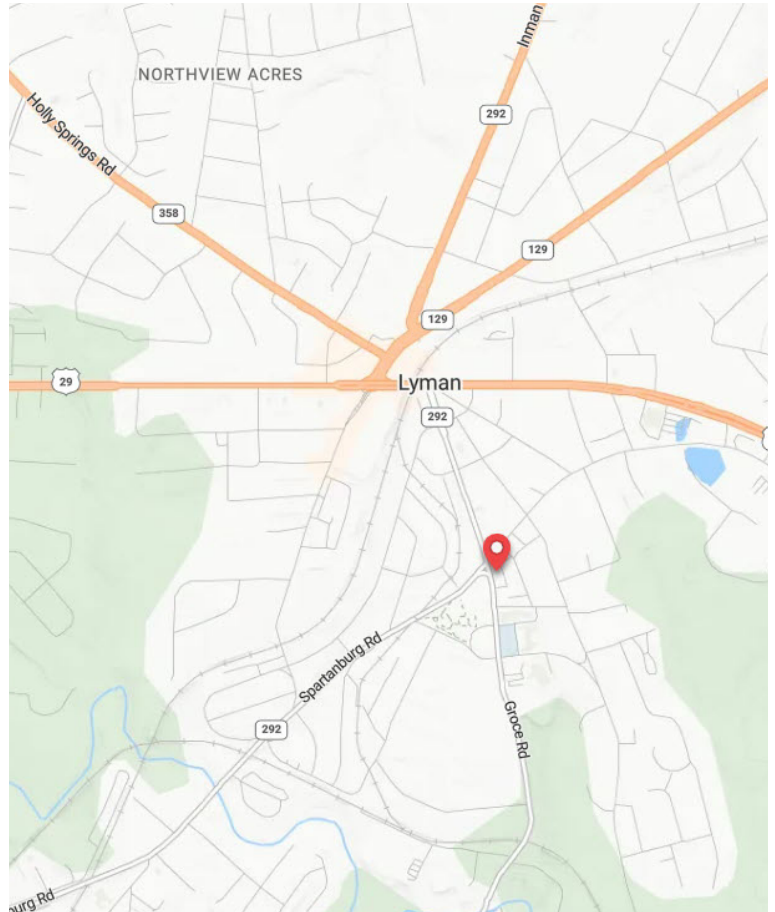


Pamela Jackson
713.927.7026

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

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



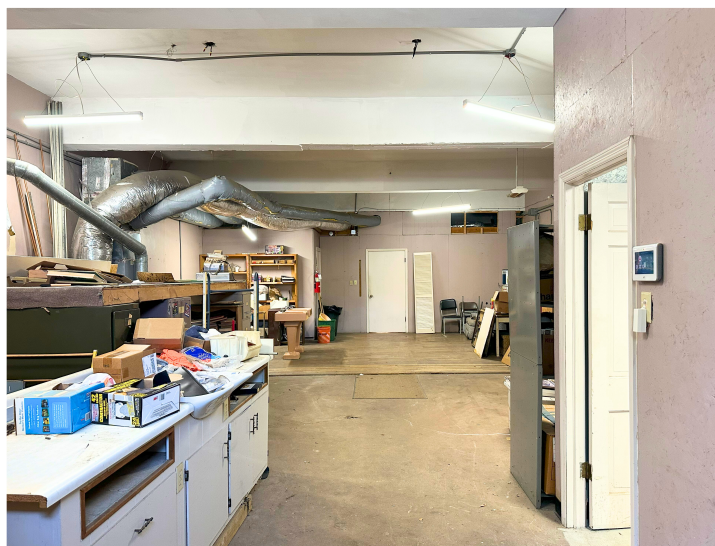
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PROPERTY PHOTOS



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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.¹

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

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