

LEASE

RETAIL/FLEX SPACE

445 S BLACKSTOCK ROAD
SUITE D
SPARTANBURG, SC 29301



Harry Croxton T Cox
404.985.8856 864.747.0602

All information deemed reliable, but not guaranteed.

KDS 
CAINE
COMMERCIAL REAL ESTATE



PROPERTY OVERVIEW

Available September 1, 2025 — 445 S. Blackstock Rd., Suite D offers ±24,720 SF of fully conditioned retail/flex space in a prime Spartanburg location just off I-26 and Reidville Rd. With exceptional visibility via large pylon signage (including signage visible from the I-26 exit ramp) and a prominent building façade, this space presents a rare opportunity for a tenant seeking affordable, functional space in a high-traffic corridor.

The suite includes a flexible layout featuring open floor space, 8 private offices (including mezzanine space), 4 restrooms (two with locker room-style layouts), a breakroom, and a kitchen area. With 19.5-foot center ceiling height, 160 surface parking spaces, and a drive-in door, the space is ideal for a variety of users including gyms, churches, furniture or flooring showrooms, and other flex or destination retail uses. While dated in areas, the suite is aggressively priced to allow for tenant customization. The building is also 100% sprinkled.

PROPERTY HIGHLIGHTS

- **Available September 1, 2025**
- +/-24,720 SF of fully air-conditioned retail/flex space
- 100% sprinkled
- (6) main-level offices + (2) mezzanine offices
- 4 total restrooms — 2 with locker rooms, showers, and sauna rooms (restoration needed)
- Kitchen area and breakroom
- ±19.5' center ceiling height; ±15'7" at edges
- 1 drive-in door + 1 limited-use dock-high door
- 160 surface parking spaces (6 handicap)
- Excellent signage exposure:
 - Monument sign at road
 - Large building façade
 - Additional pylon sign visible from I-26 exit onto Reidville Rd.
- Zoned for flexible commercial uses
- Ideal for: gyms, churches, furniture stores, big box retailers, trade showrooms, and more
- Priced at **\$5.50/SF NNN** – low rate designed to offset tenant improvement costs
- May be divisible, but ownership prefers a single-tenant lease



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PROPERTY PHOTOS



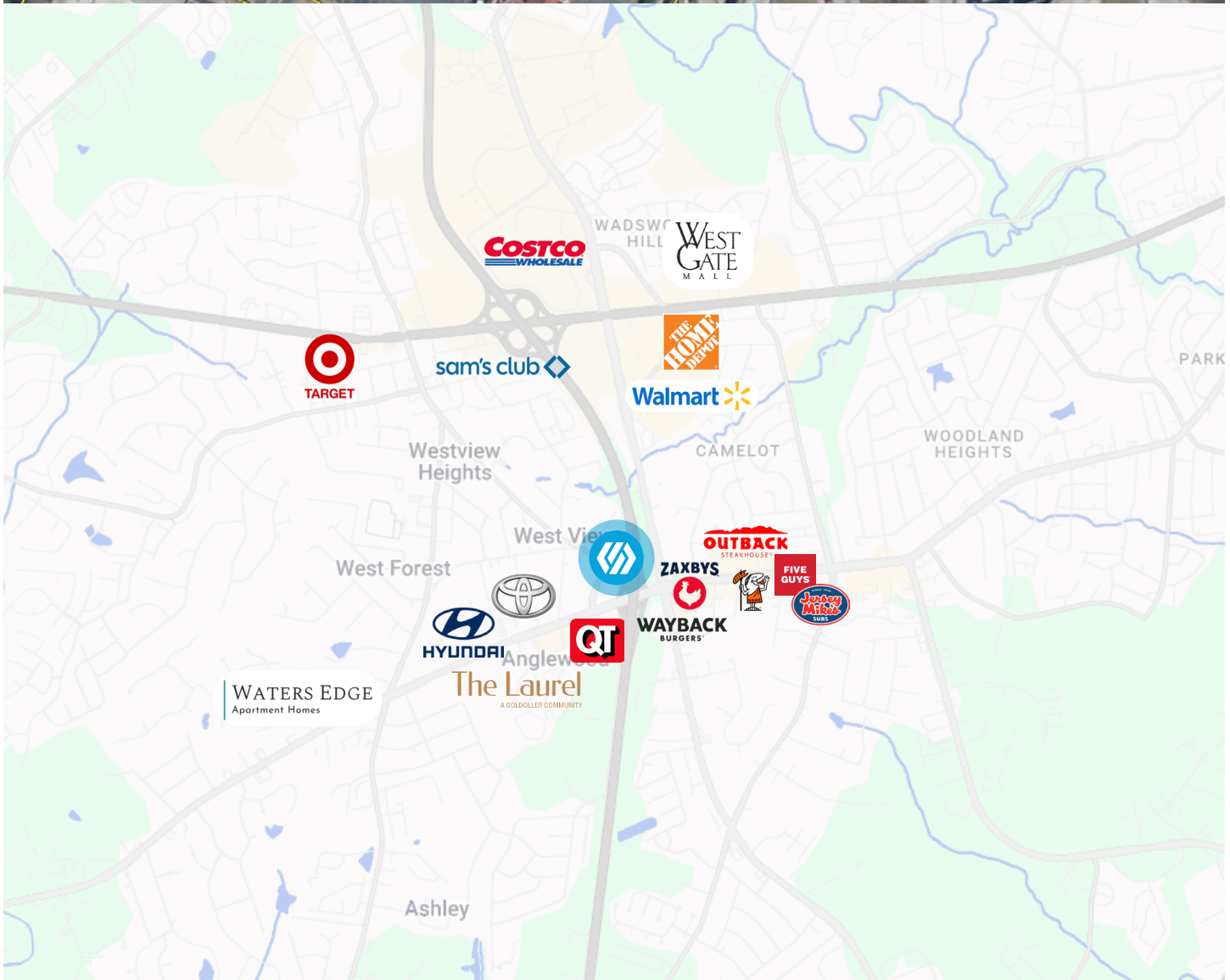
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LOCATION



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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.





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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All property information is subject to change or withdrawal without notice.