



**FOR LEASE**

## DOWNTOWN FOUNTAIN INN RETAIL DEVELOPMENT

101 S MAIN STREET  
FOUNTAIN INN, SC 29644

T COX  
864.747.0602

HARRY CROXTON  
404.985.8856



## DETAILS

KDS Caine Commercial Real Estate is pleased to present a prime opportunity to lease new retail and office space in the heart of Downtown Fountain Inn. Located at the high-visibility corner of Main and Trade Streets, this Class A development offers flexible suite sizes, modern storefronts, and convenient ample on-site parking. Suite A is already leased to a dental practice, with remaining space ideally suited for additional medical users, boutique fitness, or professional office tenants seeking a strong downtown presence.

- **Lease Rate:** Contact Broker
- **Parking:** Estimated 45-60 Surface Spaces
- **Zoning:** C-1
- **Lot Size:** .25 Acres

## PROPERTY HIGHLIGHTS

- ±1,724 - ±5,716 SF available (Suite A leased to a dentist)
- New Class A construction delivering Q1 2026
- Ideal for medical, fitness, retail, or professional office users
- Premier corner location at Main & Trade Streets
- Modern storefronts with excellent visibility and signage
- Ample on-site parking directly behind the building
- Tenant Improvement allowance for qualified tenants
- ±21-minute drive to Downtown Greenville



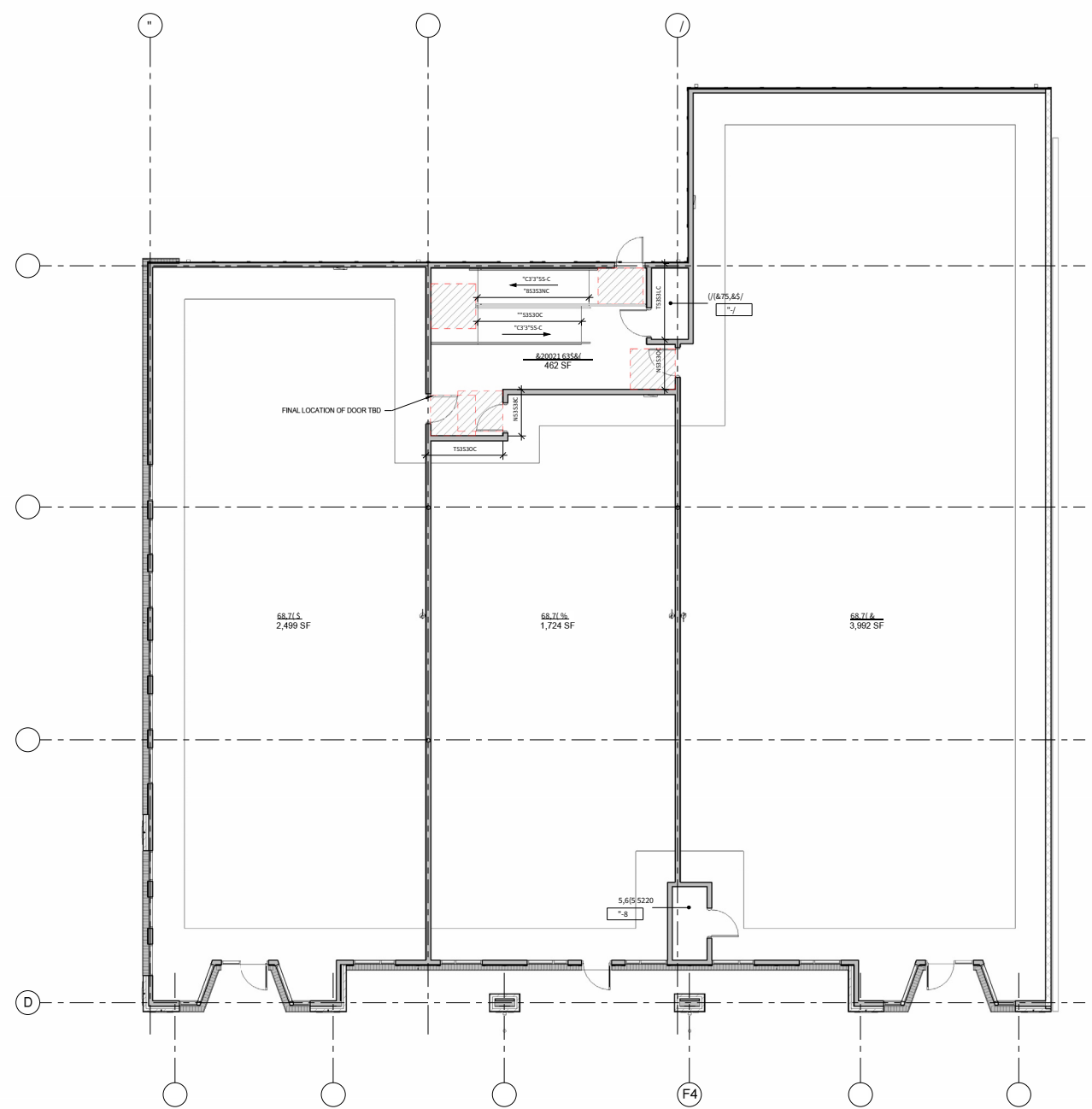
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All information deemed reliable, but not guaranteed.

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# FLOOR PLAN





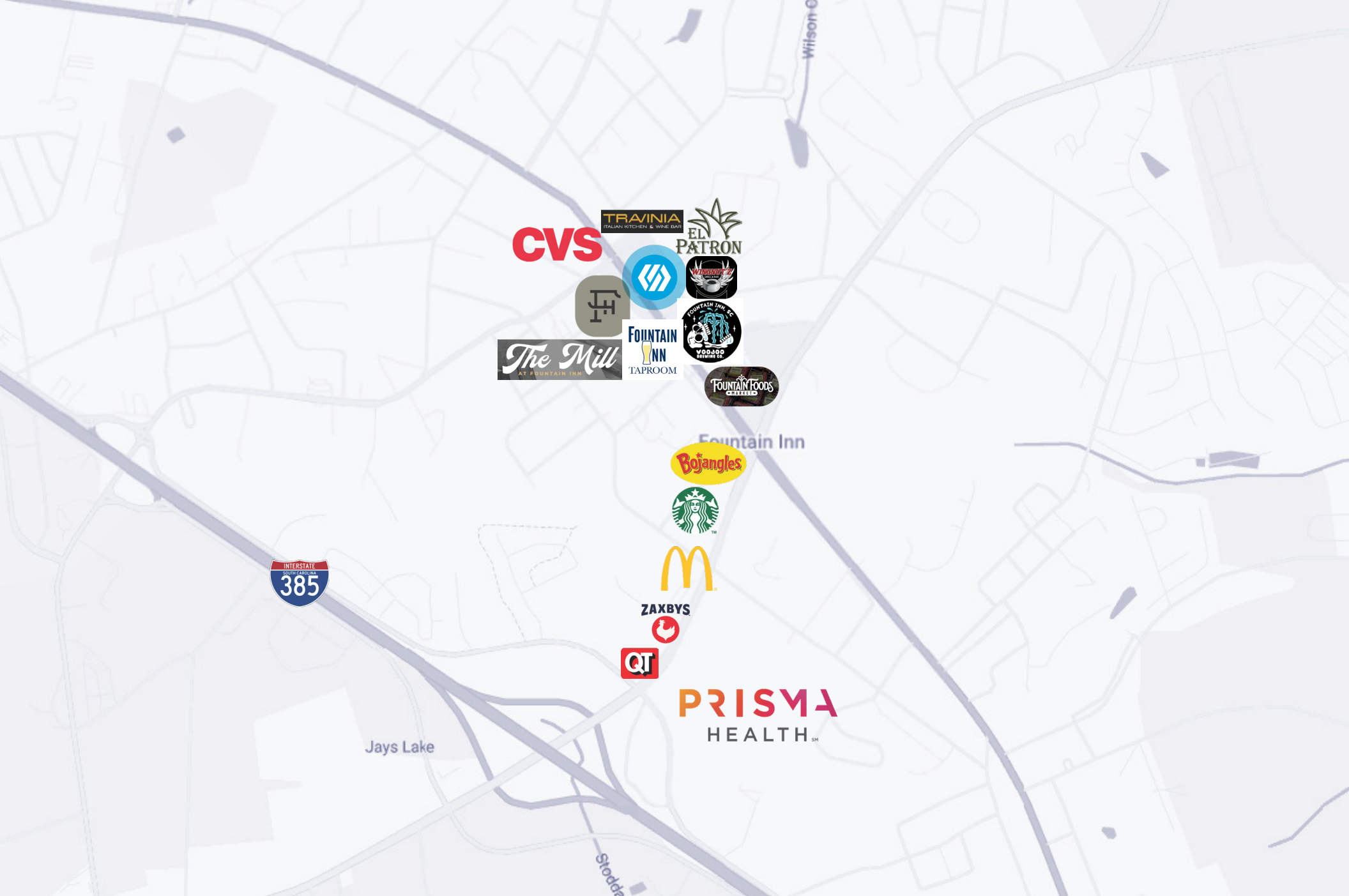


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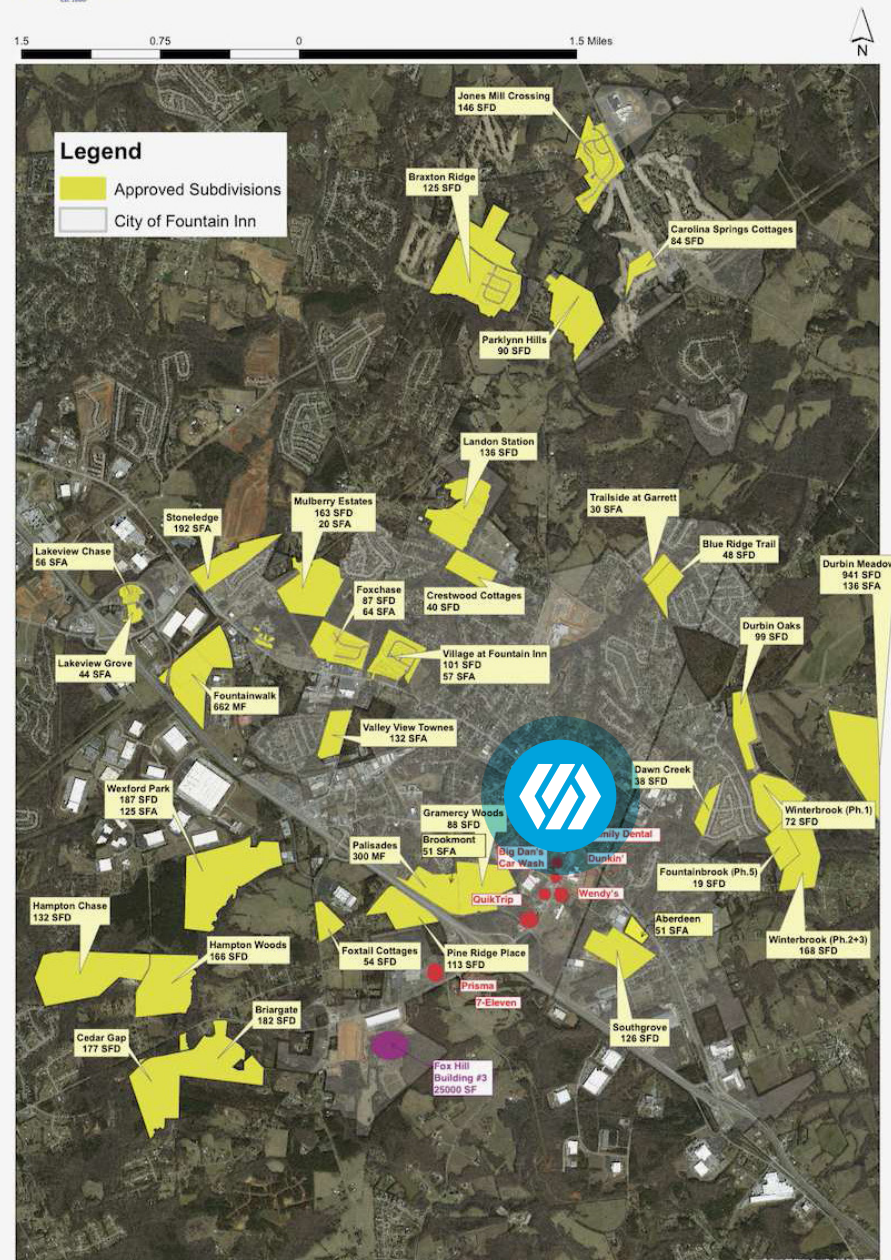




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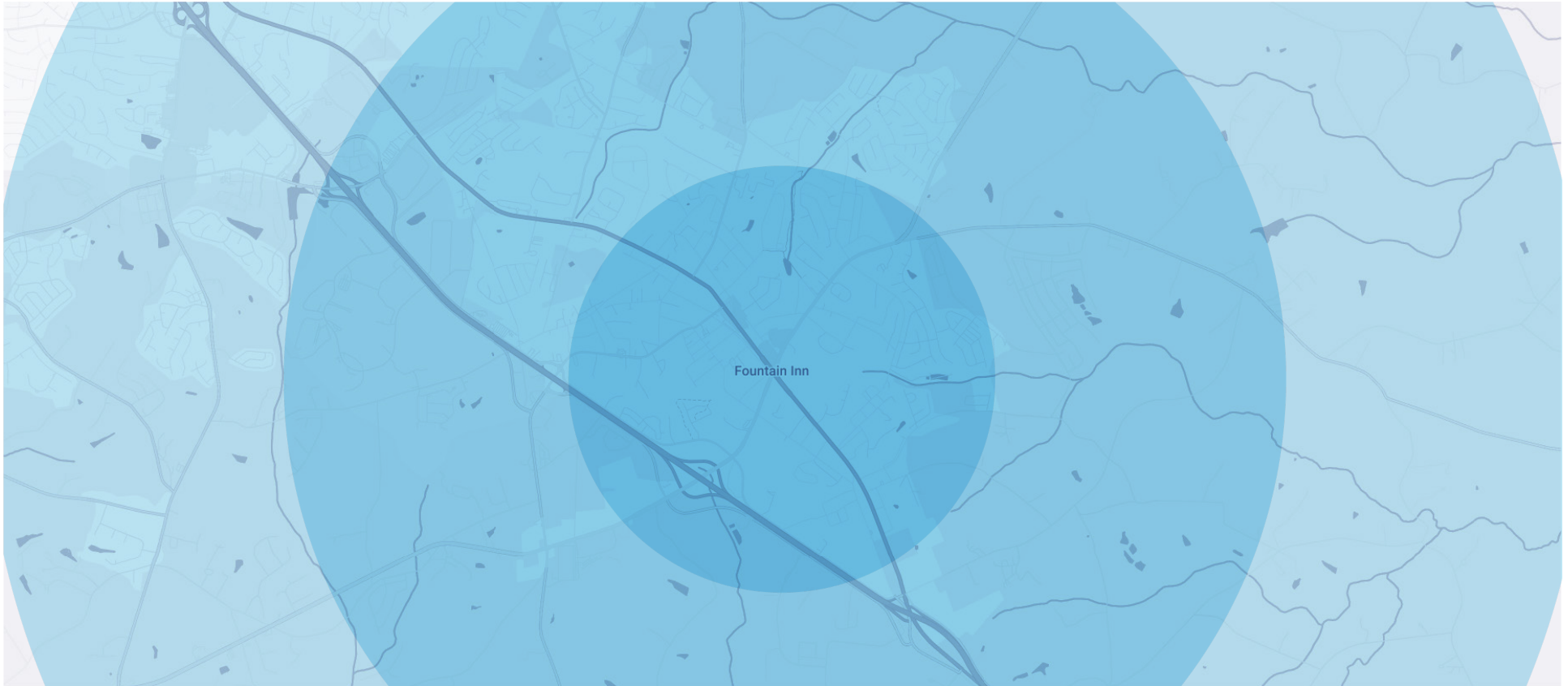
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## POPULATION & ECONOMIC DATA



	1 Mile	3 Miles	5 Miles
Total Population	5,544	20,330	51,579
Average Age	38	39	40
Average Age (Male)	36	37	39
Average Age (Female)	40	40	41
Total Households	2,148	7,602	19,250
No. of Persons Per Household	2.6	2.7	2.7
Average HH Income	\$91,963	\$98,413	\$113,000
Average House Value	\$281,579	\$298,977	\$323,838

Demographic information from AlphaMap



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## WHY FOUNTAIN INN?

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### SMALL TOWN CHARM. BIG OPPORTUNITY.

Fountain Inn is one of the Upstate's most dynamic and fastest-growing communities—where historic charm meets smart growth. Located just 20 minutes south of Downtown Greenville, Fountain Inn offers a walkable downtown district, strong demographics, and a surge in new residential development that is fueling demand for local services and retail. With a revitalized Main Street, expanding city investments, and close proximity to major employers like PRISMA Health, BMW, and ZF Group, Fountain Inn offers the perfect setting for medical, professional, fitness, and boutique retail users looking for high visibility without the high cost of urban core locations.

From its historic storefronts and farmer's market to festivals, breweries, and access to I-385, Fountain Inn blends livability and location in a way few communities can match.

### AWARDS & RECOGNITION

#### **The Mill at Fountain Inn**

*2025 South Carolina Historic Preservation Award*

#### **Excellence on Main Street**

*Main Street South Carolina Award*

#### **Top 20 Safest Cities in South Carolina**

*SafeWise Safest Cities 2025*





## 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

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