



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:** \$35/NNN
- **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



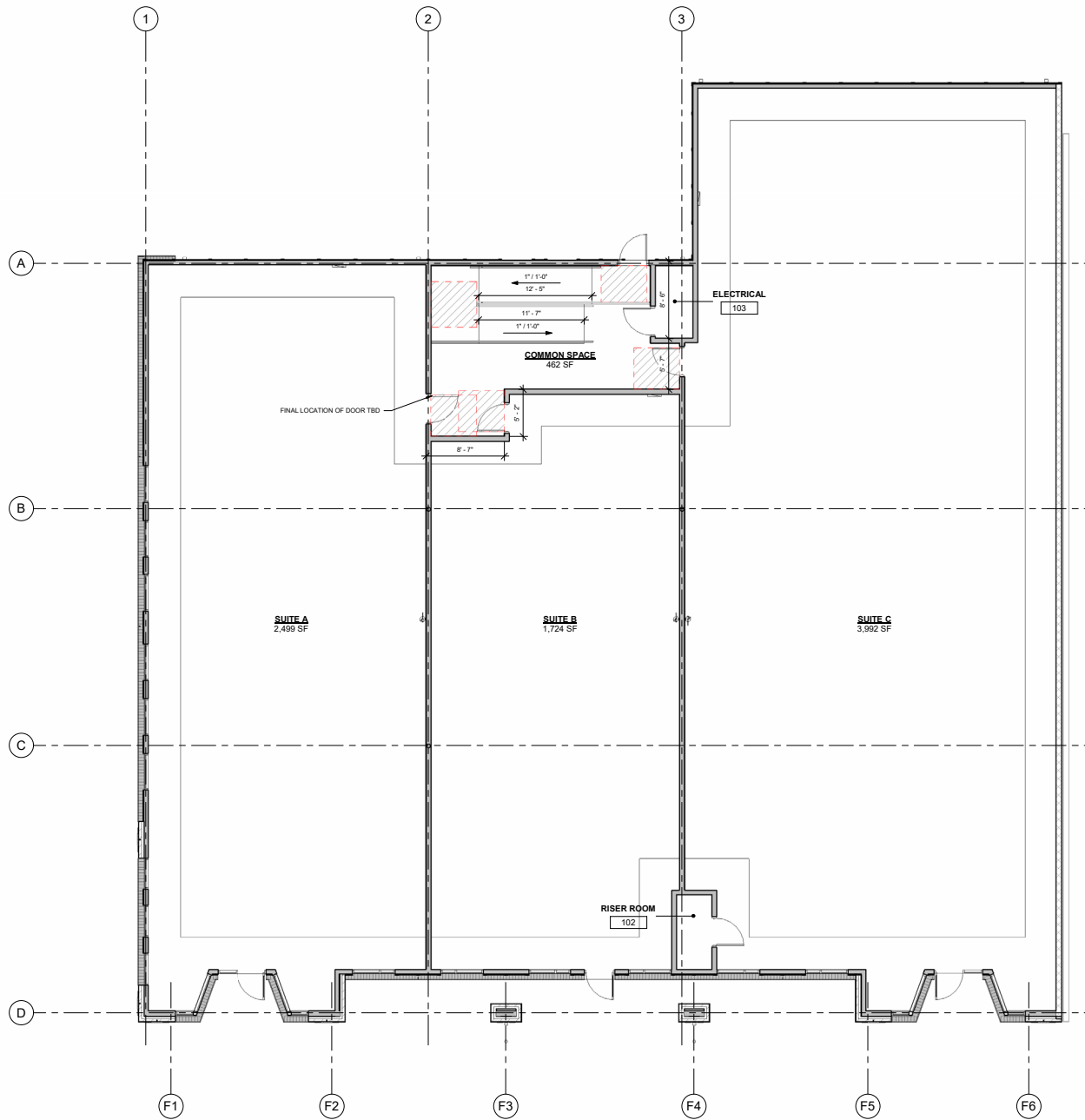
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All information deemed reliable, but not guaranteed.

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FLOOR PLAN



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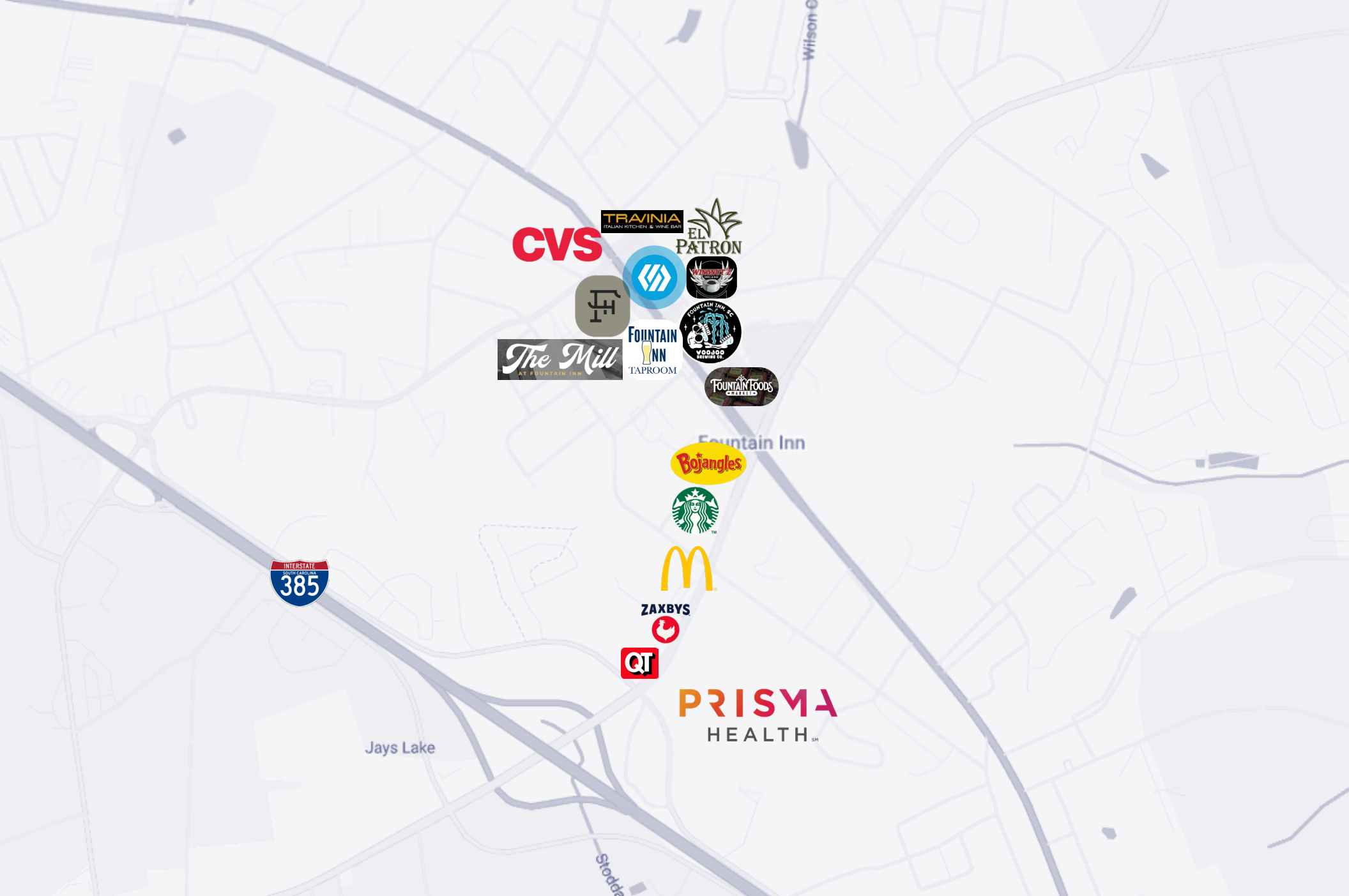


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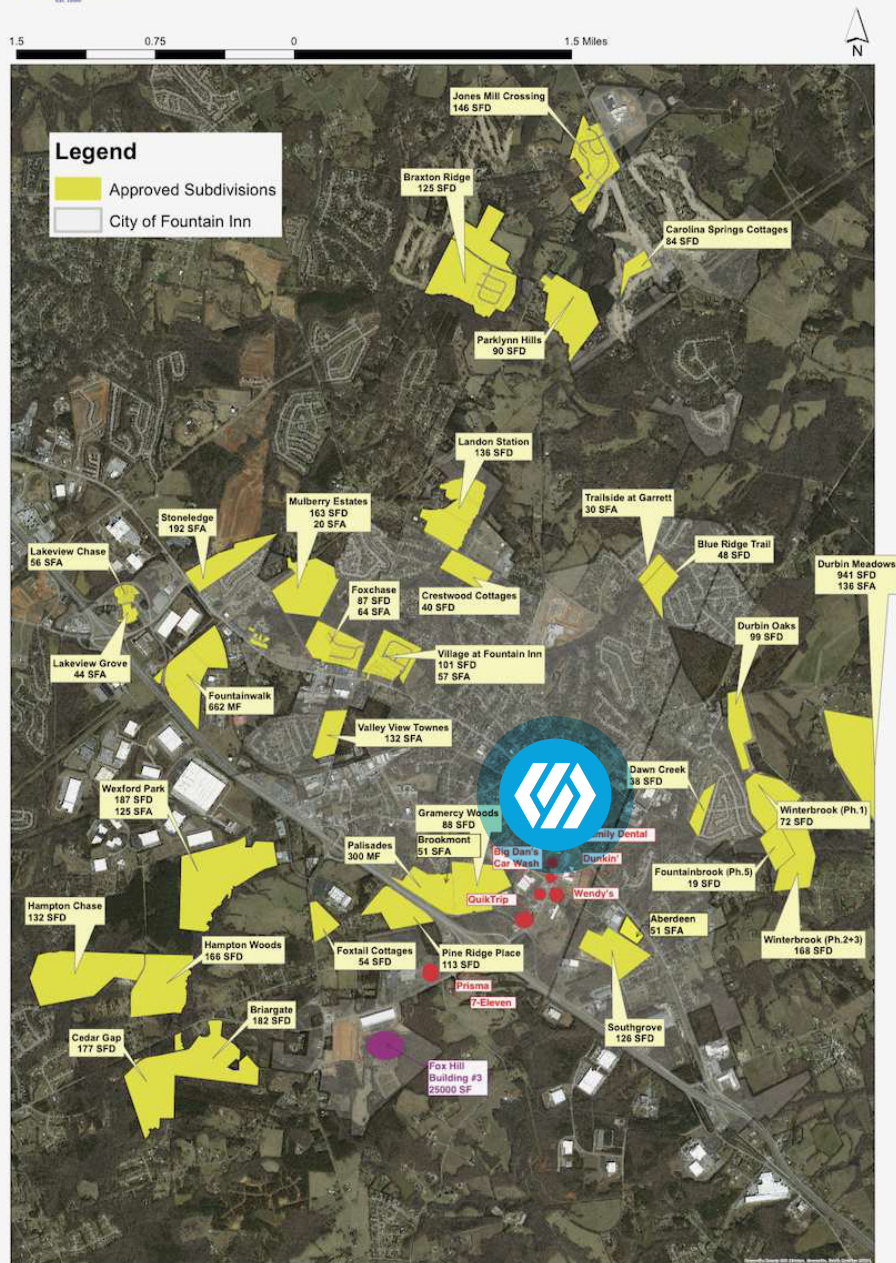


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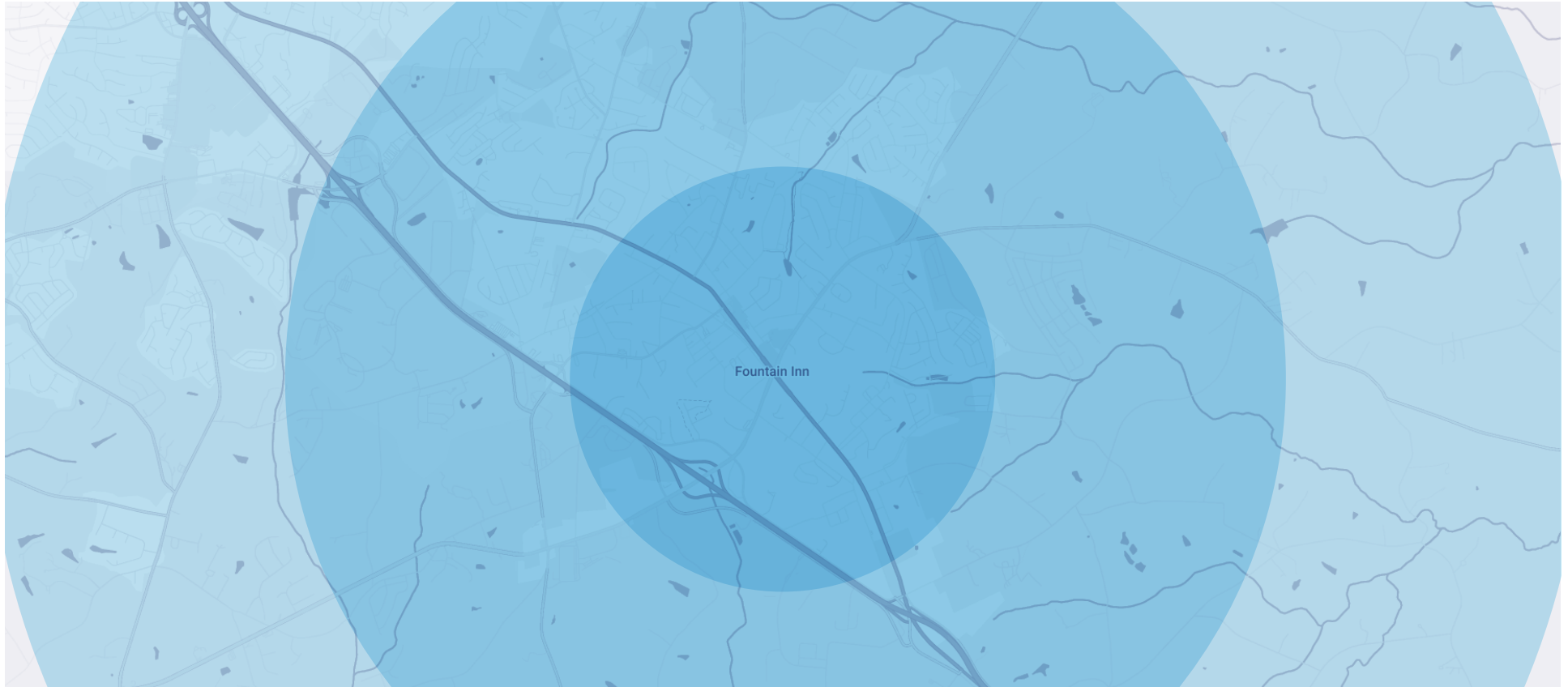
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POPULATION & ECONOMIC DATA



	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?

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.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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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.