

**FOR LEASE**

**DOWNTOWN  
SPARTANBURG  
OFFICE**

581 W. MAIN ST.  
SPARTANBURG, SC 29301



DOUG WEBSTER  
864.787.5557

PAMELA JACKSON  
713.927.7026

All information deemed reliable, but not guaranteed.

KDS   
**CAINE**  
COMMERCIAL REAL ESTATE





### AVAILABLE SPACE

<b>Address:</b>	581 W. Main St. Spartanburg, SC 29301
<b>Lease Rate:</b>	\$15/SF NNN
<b>Available SF:</b>	± 2,800 SF
<b>Parking:</b>	4 Spaces w/ additional street parking
<b>Tax Map Number:</b>	7-12-13-144.00

### PROPERTY HIGHLIGHTS

- ± 2,050 SF of main level office space, with an additional ± 750 SF of fully renovated flex space upstairs.
- High visibility and traffic count location on W. Main Street (HWY 29)
- Dedicated parking with easy access from corner lot
- Flexible floor plan suitable for various business models
- Across the street from the Hub City Bottleworks Redevelopment



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# PHOTOS



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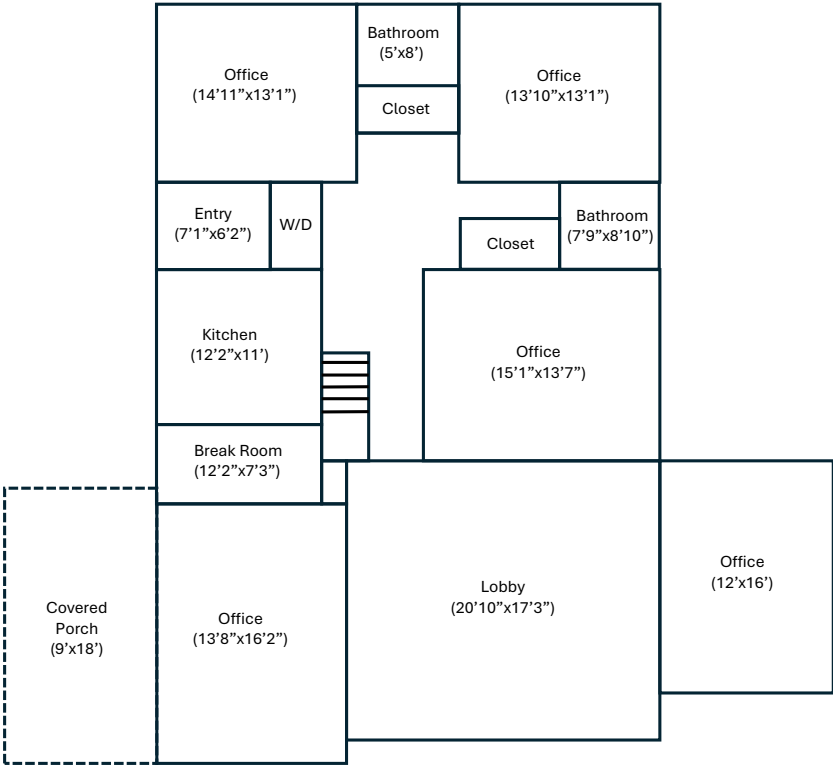
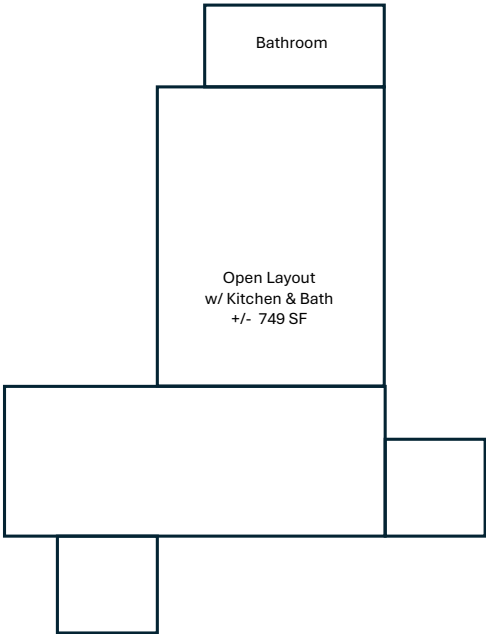
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# FLOOR PLAN



Main Floor  
581 W Main St

Layout and measurements are approximations to be verified.



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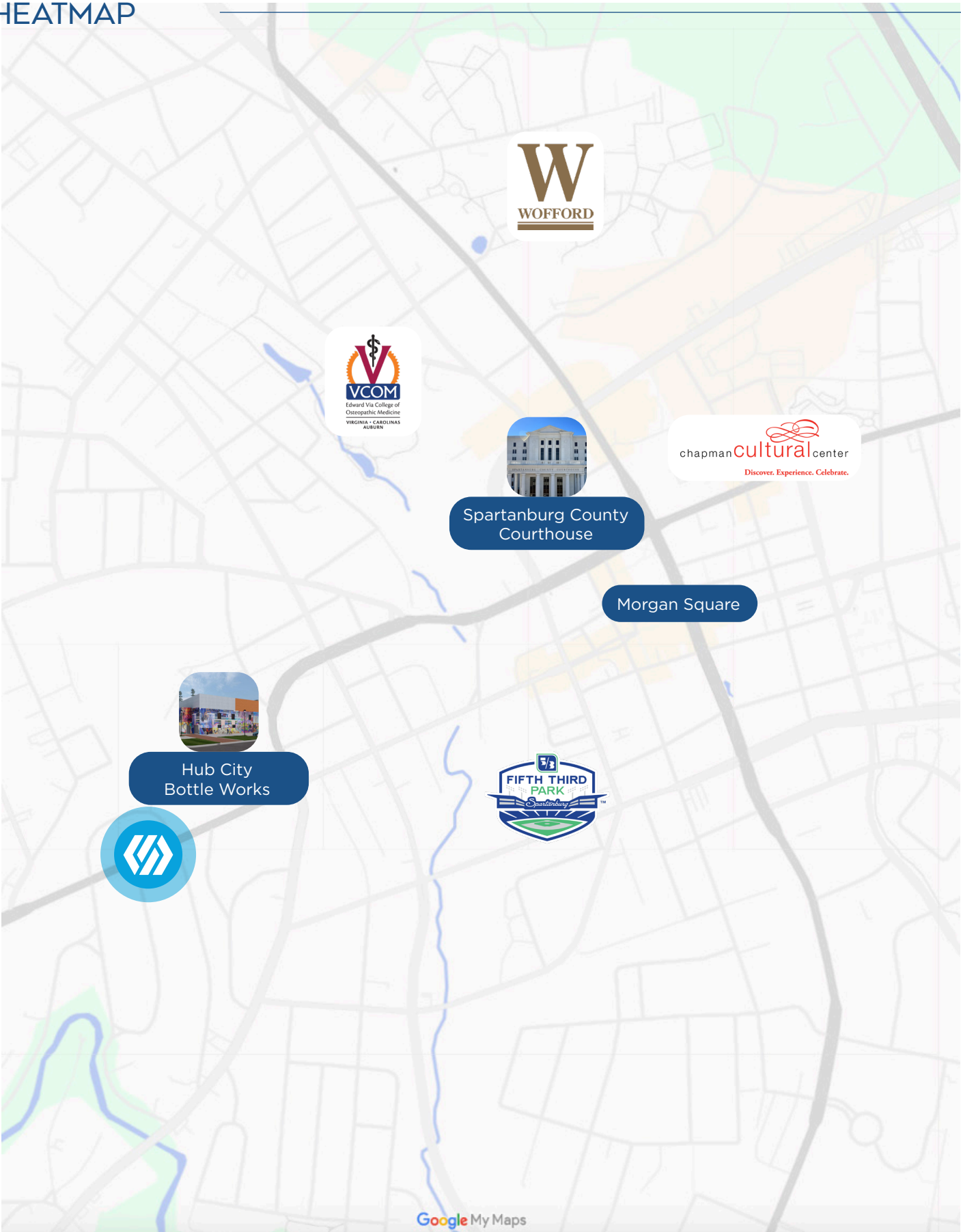
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HEATMAP



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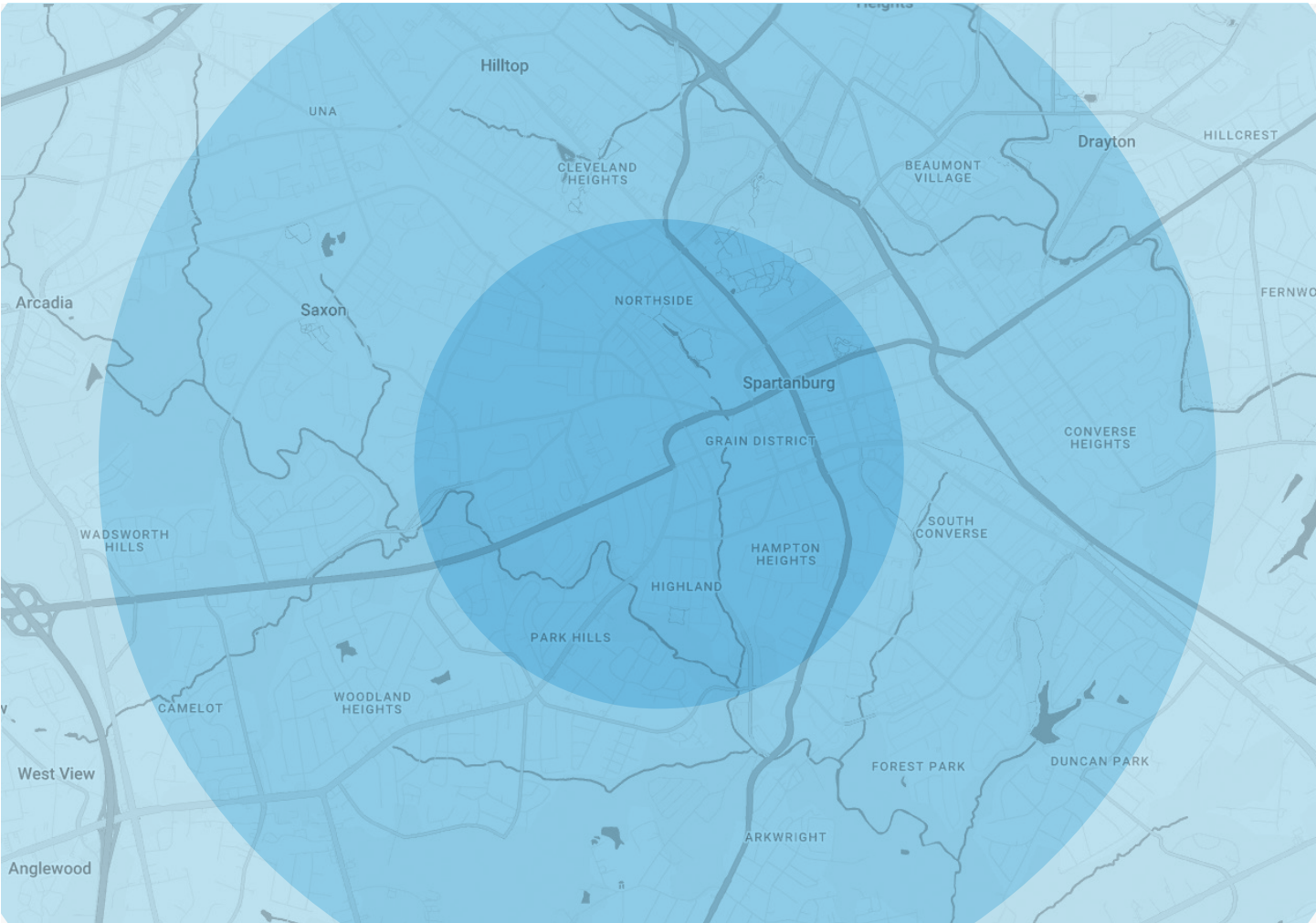
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# POPULATION & ECONOMIC DATA



	1 Mile	3 Miles	5 Miles
2029 Population Projection	3,402	32,296	77,527
2024 Population Estimate	2,998	28,537	68,304
2020 Census	2,787	26,978	62,680
Population Growth 2024-2029	13.48%	13.17%	13.50%
Population Growth 2020-2024	7.57%	5.78%	8.97%
Median Age	40	40.6	37.9
Average Age	40.8	41.2	39.6
High School Graduate	26.04%	24.92%	27.41%
Bachelors Degree	19.96%	21.5%	17.06%
Advanced Degree	10.13%	14.75%	10.08%
Average Household Income	\$106,504	\$115,777	\$117,405
Media Household Income	\$65,089	\$79,575	\$69,291





## 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

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