FOR SALE

WEST MAIN ST RETAIL OR REDEVELOPMENT IN OPPORTUNITY ZONE

820 W.O. EZELL BLVD
SPARTANBURG, SC 29301

TIM SATTERFILED
864.415.2373

PAMELA JACKSON
713.927.7026

All information deemed reliable, but not guaranteed.

KDS CAINE
COMMERCIAL REAL ESTATE

DETAILS

AVAILABLE SPACE

Address:	820 W.O. Ezell Blvd Spartanburg, SC 29301
Sales Price:	$550,000
Available SF:	±2,752 SF
Acreage:	±0.26
Zoning:	C
Tax Map Number:	7-11-16-109.00

PROPERTY HIGHLIGHTS

- ±2,752 SF on ±0.26 acres on W.O. Ezell Blvd.
- Additional ±1,000 SF of unconditioned space
- Position in a designated Opportunity Zone
- High visibility corridor with strong traffic counts - ±24,000 cars daily
- Located minutes from downtown with parking on site
- Current redevelopment of adjoining properties

All information deemed reliable, but not guaranteed.

TIM SATTERFIELD
864.415.2373
TSATTERFIELD@KDSCAINE.COM

PAMELA JACKSON
713.927.7026
PJACKSON@KDSCAINE.COM

PROPERTY PHOTOS

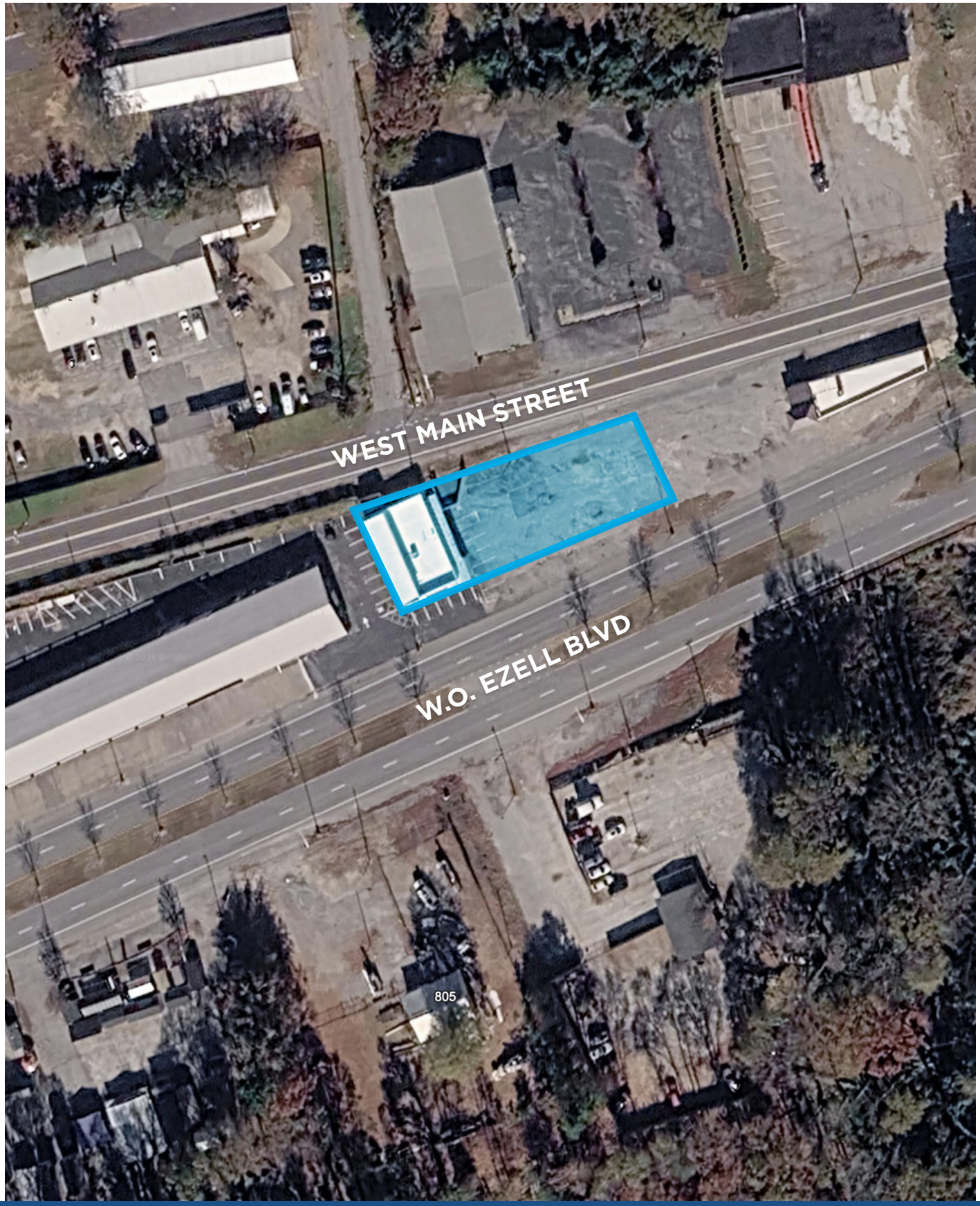
820 W.O. EZELL BLVD
SPARTANBURG, SC 29301

All information deemed reliable, but not guaranteed.

TIM SATTERFIELD
864.415.2373
TSATTERFIELD@KDSCAINE.COM

PAMELA JACKSON
713.927.7026
PJACKSON@KDSCAINE.COM

SITE



820 W.O. EZELL BLVD
SPARTANBURG, SC 29301

All information deemed reliable, but not guaranteed.

TIM SATTERFIELD
864.415.2373
TSATTERFIELD@KDSCAINE.COM

PAMELA JACKSON
713.927.7026
PJACKSON@KDSCAINE.COM

LOCATION

"PROJECT CORE"

FIFTH THIRD PARK DEVELOPMENT

- Two new office buildings totaling 240,000 square feet, supporting about 1,200 workers
- A 152-room hotel with a ground-level restaurant, rooftop bar and 6,000 square feet of meeting space driving 40,000-plus room nights of occupancy annually
- 180 units of multifamily housing supporting a projected 300 residents
- More than 1 acre of public plaza with green space adjacent to the ballpark
- Additional parking

"PROJECT WRAP"

- Project Wrap transforms a prime block of real estate paralleling the City's Main Street and Morgan Square.
- Will bring indemand commercial, office, retail and housing spaces to further activate a block of West Broad Street
- Will house an 180,000 sq. ft. first-in-state County-City Government Center and accompanying 600-space Parking Garage.

820 W.O. EZELL BLVD
SPARTANBURG, SC 29301

All information deemed reliable, but not guaranteed.

TIM SATTERFIELD
864.415.2373
TSATTERFIELD@KDSCAINE.COM

PAMELA JACKSON
713.927.7026
PJACKSON@KDSCAINE.COM

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.

Data & Information Provided by One Spartanburg, Inc.

THE UPSTATE

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

#2
in the U.S. for Manufacturing 2024
Site Selection Group

#2
State for Doing Business 2024
Area Development

$18B+
Capital Investment in the Upstate over Last 5 years

Data & Information Provided by Upstate Alliance
[1] Southeast defined as 12 states including: Alabama, Arkansas, Florida, Georgia, Kentucky, Louisiana, Mississippi, North Carolina, South Carolina, Tennessee, & West Virginia

KDS CAINE
COMMERCIAL REAL ESTATE

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

TIM SATTERFIELD
864.415.2373
TSATTERFIELD@KDSCAINE.COM

PAMELA JACKSON
713.927.7026
PJACKSON@KDSCAINE.COM

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.