

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



AVAILABLE SPACE

Address:	820 W.O. Ezell Blvd Spartanburg, SC 29301
Sales Price:	\$600,000
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



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PROPERTY PHOTOS



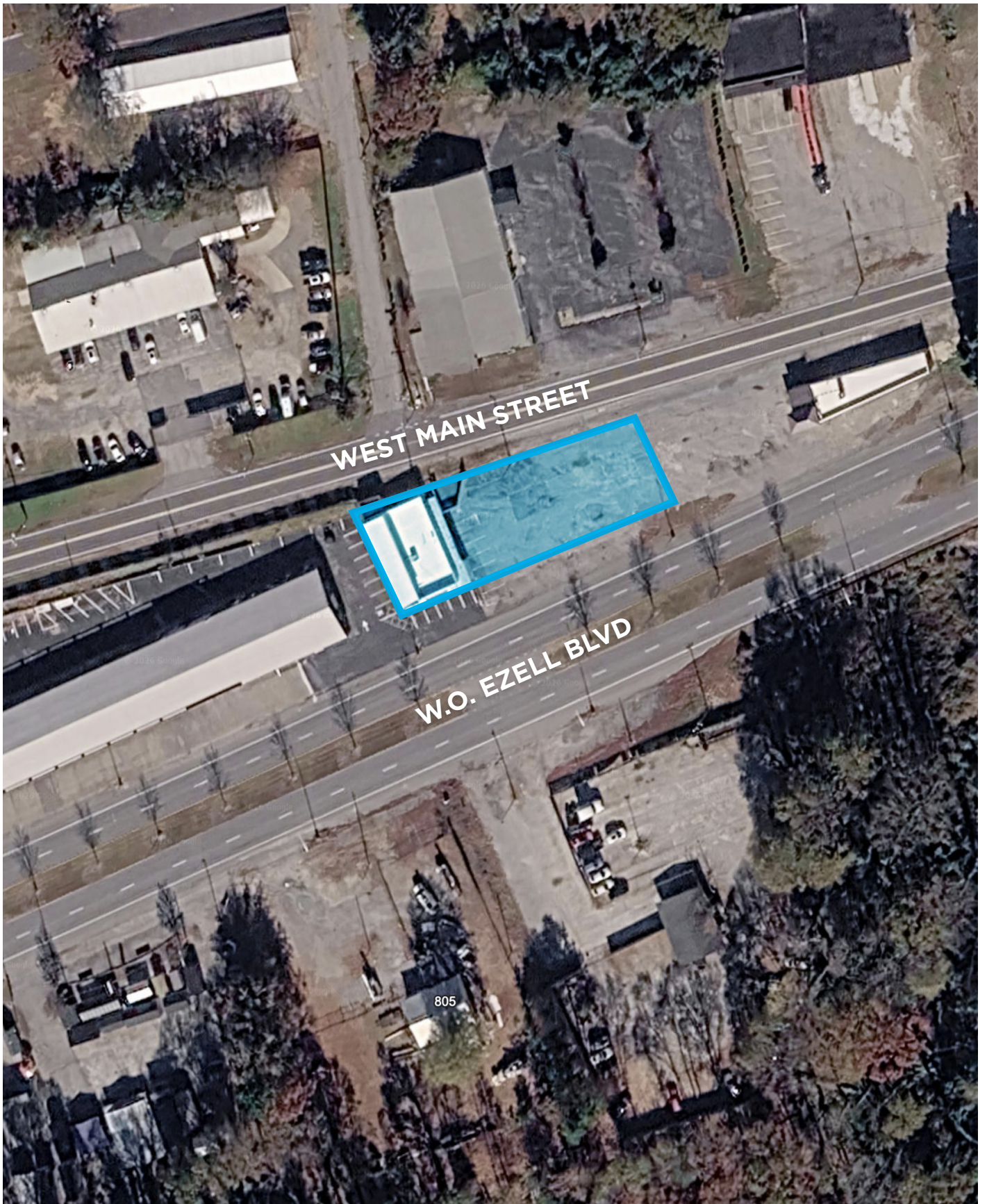
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SITE



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LOCATION



HUB CITY BOTTLE WORKS

PROJECT CORE

MORGAN SQUARE



“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.



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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.



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



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.