



- 26,000± sq. ft retail building in heart of downtown Spartanburg!
- 3 venues each with separate entrances: Restaurant, Bowling Alley & Event Space
- Completely renovated in 2019.
- 4,500± SF Fully Equipped Restaurant with bar. Private dining mezzanine with bar & restroom.
- 12,000± SF Upscale boutique bowling alley and lounge. Entertainment venue with 8 full service bowling lanes, bar and dining area.
- 6500± SF event space on lower level. Beautifully restored with exposed beams and brick wall.
- Located in a highly walkable area of downtown in front of Morgan Square's pedestrian only courtyard.
- 42,500+ pedestrians on Main Street weekly
- Economically thriving downtown with over 145 restaurants and shops
- Dedicated parking for employees in city owned parking lot.
- Street parking and 2 nearby parking garages
- Spartanburg County Tax Map # 7-12-21-048.00



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CoStar
POWERBROKER

CONTACT |

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CCIM
CCIM Institute
COMMERCIAL REAL ESTATE

COMMERCIAL REAL ESTATE SALES, LEASING, & INVESTMENTS
380 S. Pine Street, Spartanburg, SC - 864.583.1001

No warranty or representation, expressed or implied, is made to the accuracy of the information contained herein, and the same is submitted subject to errors, omissions, change of price, rental or other conditions, imposed by the principles.

Sale Price:
\$4,900,000

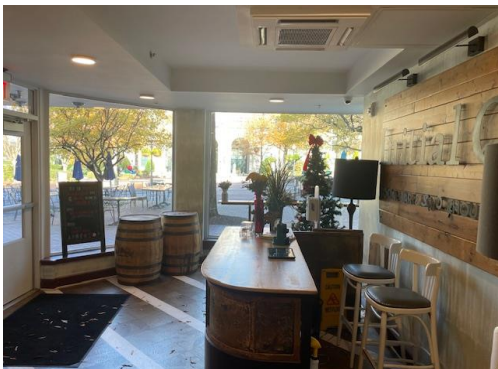
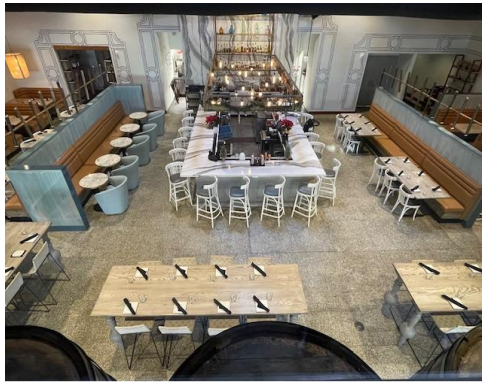
RESTAURANT/EVENT SPACE/BOWLING ALLEY



127 W. Main Street
Spartanburg, SC

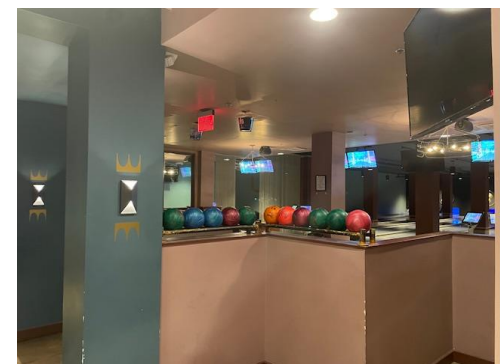
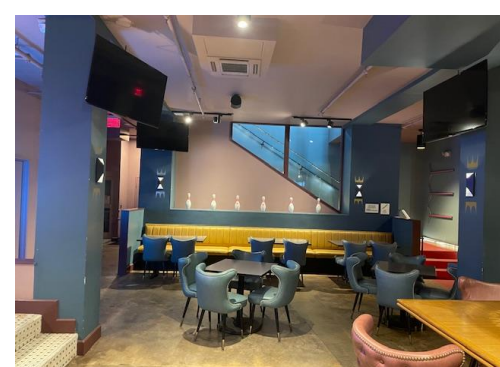
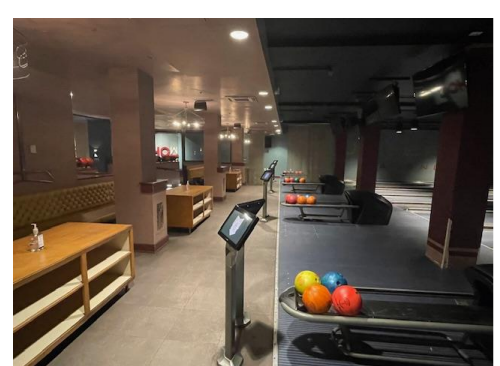
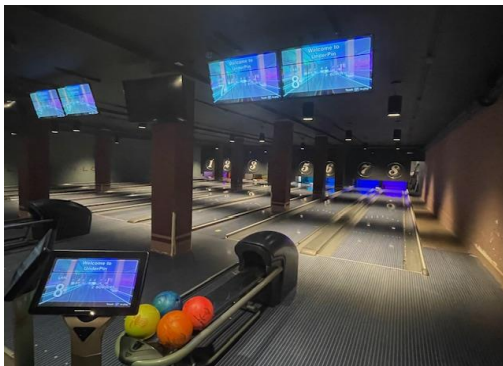
RESTAURANT & KITCHEN

- 4,500± sq. ft.
- Extensive millwork throughout
- Private dining mezzanine with bar can accommodate up to 50 people



BOWLING ALLEY

- 12,000± sq. ft.
- 8 full service bowling lanes
- Bar, dining, and lounge area



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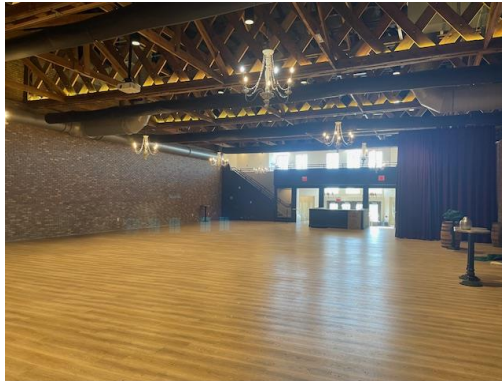
RESTAURANT/EVENT SPACE/BOWLING ALLEY

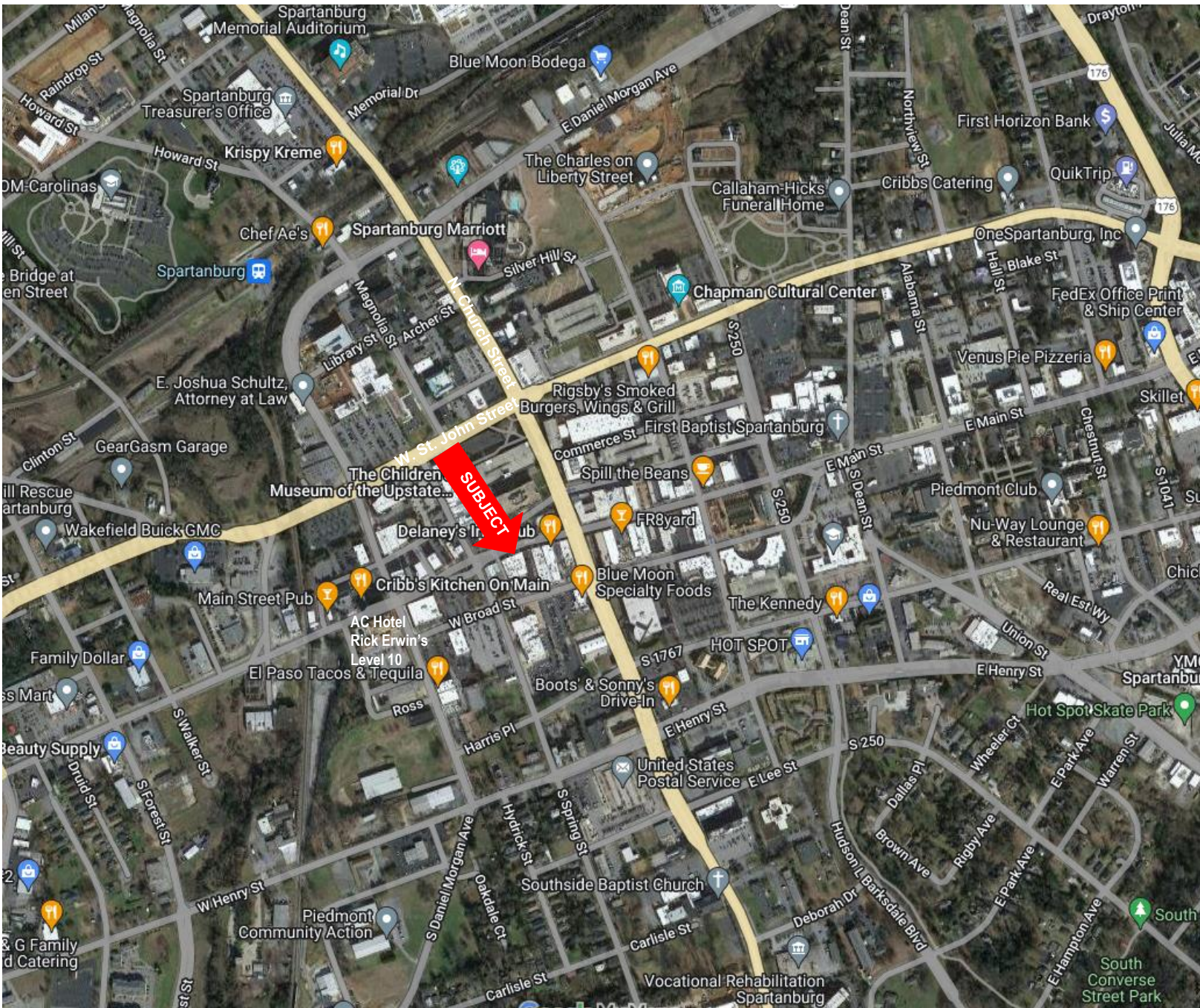
SPENCER/HINES
P R O P E R T I E S

127 W. Main Street
Spartanburg, SC

EVENT SPACE

- 6500± sq. ft.
- Stage with full AV capabilities
- Entrance off Broad Street
- Mezzanine





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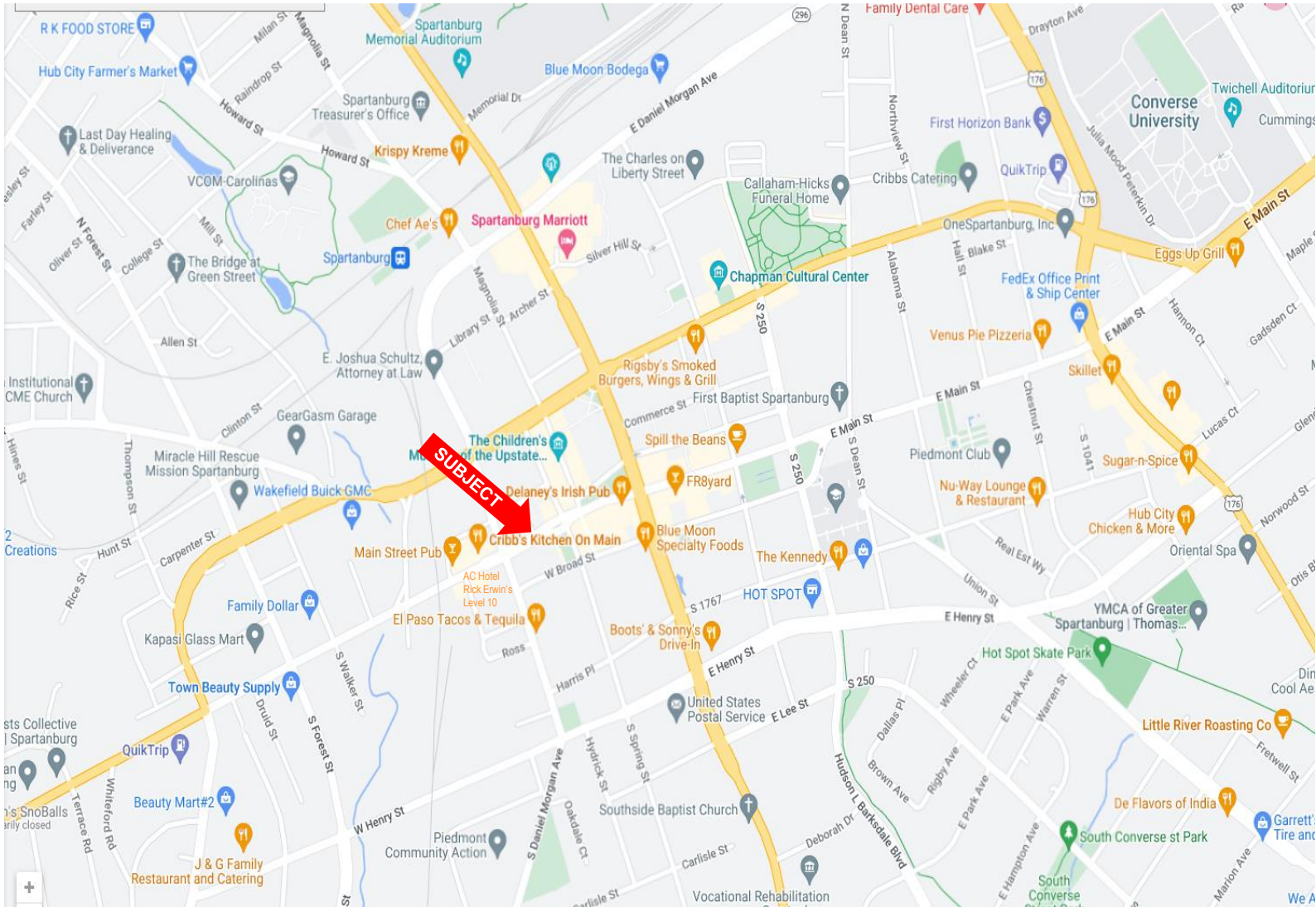
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SPENCER/HINES PROPERTIES



2022 BY THE NUMBERS



\$3.2B*
CAPITAL INVESTMENT
85% NEW
15% EXPANSION

Equal to \$8.8M every single day



36*
PROJECTS

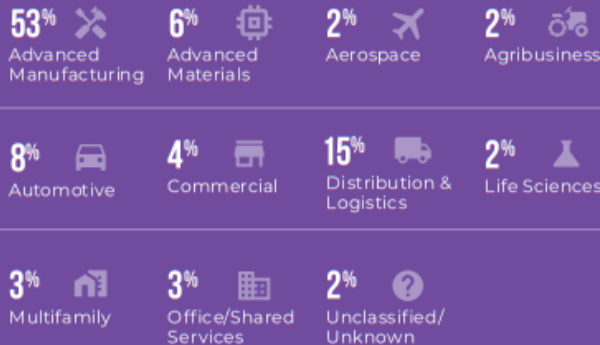


1,742*
JOBS



SPEC SPACE
12M SQ FT
planned or
under construction

PROJECT BREAKDOWN BY INDUSTRY



Spartanburg County is riding a wave of momentum in all facets of our economic development strategy. We remain a regional leader in job creation and industrial growth, as evidenced by BMW Group's \$1.7 billion announcement in October. And thanks to intentional recruitment efforts, Spartanburg continues attracting knowledge-based and corporate jobs, with several key office development projects coming in the near-future.

KATHERINE O'NEILL
Chief Economic Development Officer
OneSpartanburg, Inc.

*As a matter of policy, OneSpartanburg, Inc. does not report new investment, job totals, or room nights from projects or contracts in which we were not directly engaged.

DOWNTOWN DEVELOPMENT

96.6%
OFFICE
OCCUPANCY RATE

97.1%
RETAIL
OCCUPANCY RATE

93.2%
MULTIFAMILY
OCCUPANCY RATE



3,500+
HOUSING UNITS
in the pipeline or under
construction within 5 miles
of Downtown Spartanburg



42,571
PEDESTRIANS
on Main Street
every week

Downtown Spartanburg continued its evolution into a 24-7 destination, with newcomers living and working downtown thanks to new residential developments and professional opportunities. Pedestrian traffic increased from 33k in 2021 to 45k in 2022. The City of Spartanburg's Morgan Square Committee is committed to a strategically-redesigned square, better able to grow alongside Spartanburg. And thanks to the penny sales tax, construction is ongoing on Spartanburg County's new Judicial Center, with additional projects coming soon.

ALLEN SMITH
President & CEO
OneSpartanburg, Inc.



SPENCER/HINES PROPERTIES

BUSINESS



\$61.9M

CAPITAL PENNY
SALES TAX
REVENUE



\$6M

SMALL & MINORITY
BUSINESS
DEVELOPMENT
FUNDING



42

LOCAL
SUPPLIERS
connected to regional
manufacturers



2.6%

UNEMPLOYMENT
RATE
November 2022



Steps we've taken to advocate on behalf of our business community led to significant wins in 2022. In collaboration with public and private partners, our Small and Minority Business Development Strategy was funded to the tune of \$6 million by Spartanburg County Council. In addition, advocacy efforts at the state level led to increased funding allocations in the state budget, allowing for transformative projects across Spartanburg County to move forward.

JOHN KIMBRELL
Chief Business Affairs Officer
OneSpartanburg, Inc.

TOURISM



\$67.9M

ANNUAL HOTEL
REVENUE



\$5.7M

H-TAX
SPARTANBURG
COUNTY



7.8%

INCREASE IN
HOTEL ROOM
DEMAND
compared to 2021



17.6%

INCREASE IN
REVENUE PER
AVAILABLE ROOM
compared to 2021



Thanks to tourism development growth, much of it generated by sports tourism wins, we are more able than ever before to drive business to Spartanburg County hotels. With growth in events, conferences, tournaments, and more hosted in Spartanburg—like our first NCAA Division I level event, set for later this year—comes growth in hotel room nights, restaurant spending, and the overall economic impact visitors have in our community.

BILLY DUNLAP
Chief Tourism Development Officer
OneSpartanburg, Inc.

