

Colliers

THE MERCANTILE AT

STARTEX MILL LOFTS

RETAIL + OFFICE SUITES

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MONTGOMERY
DEVELOPMENT GROUP

The Opportunity

Endless Possibilities at The Mercantile at Startex Mill Lofts

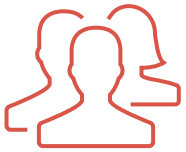
Step into the future of commerce at **The Mercantile at Startex Mill Lofts**, a thoughtfully designed office and retail destination within the revitalized Startex Mill community. Inspired by the historic **mill village mercantiles** that once served as the heartbeat of textile towns, this modern hub blends the spirit of industry with contemporary business potential.

Strategically located just minutes from **Spartanburg and Greenville**, The Mercantile offers a unique opportunity for businesses to establish themselves in a **growing, walkable community**. Whether you're launching a boutique, café, creative workspace or professional office, this setting provides **built-in foot traffic** from new residential units while honoring the legacy of the mill that shaped the town.

Join us in writing the next chapter of Startex—**where history, commerce and community come together**.



Average Household Income
$90,735 (10 mile radius)



2024 Total Population
249,618 (10 mile radius)



Cars Passing Per Day
10,000+ in Startex area

Key Details

Location + Accessibility

1 Mile from I-85, providing easy access to SC + beyond

Community + Demographics

300+ new residential units planned at Startex Mill Lofts + surrounding Startex Mill community

5,000 businesses, creating a demand for office/retail services

Retail + Business Potential

10,000 cars per day pass through the Startex area

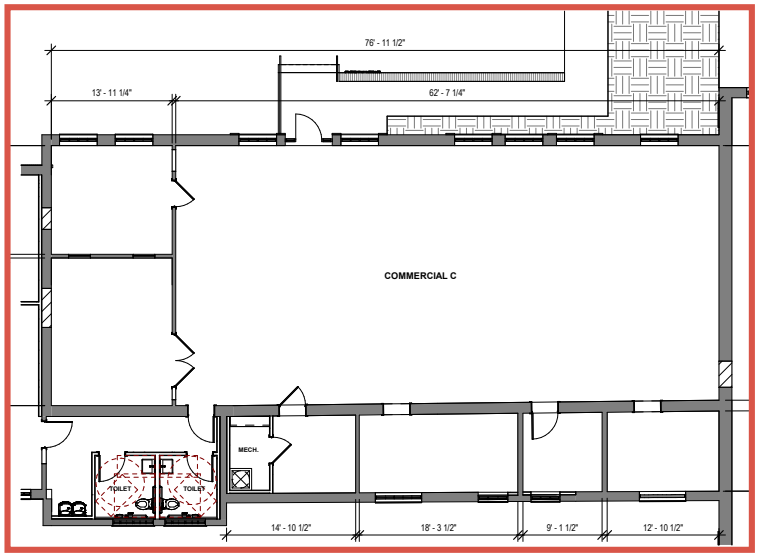
100+ grocery store and general retailers within a 10-mi radius

15-20 hotels and lodging options, bringing in transient customers

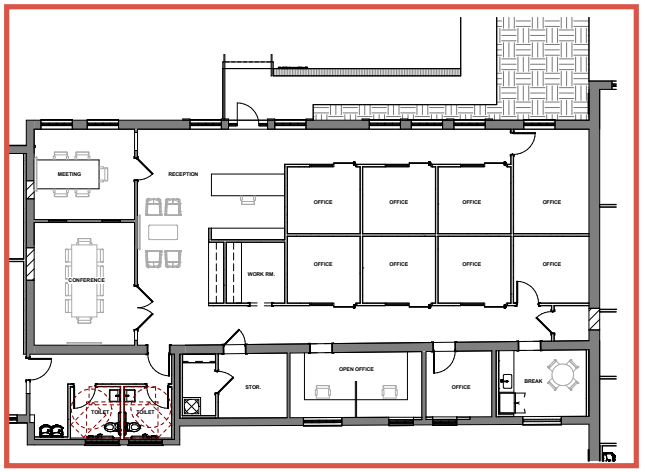
Historic + Redevelopment Impact

1894 originally built, preserving over 130 years of history

The Potential



Spec Office Layout

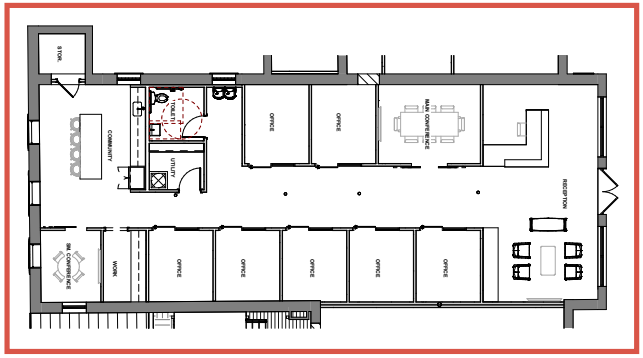


Suite C

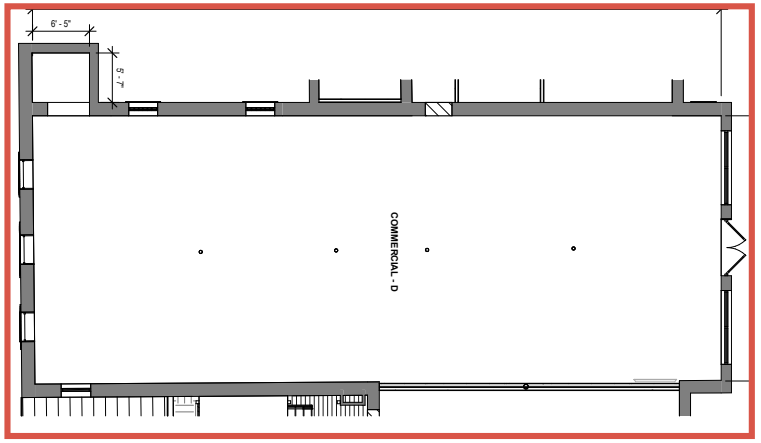
±2,886 SF

±2,382 SF

Suite D



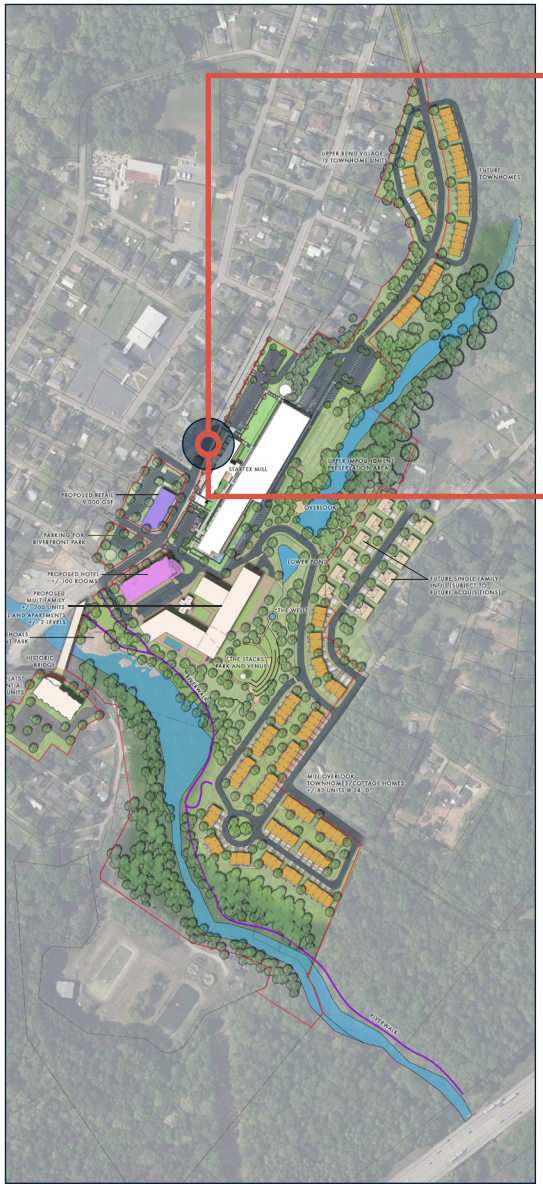
Spec Office Layout



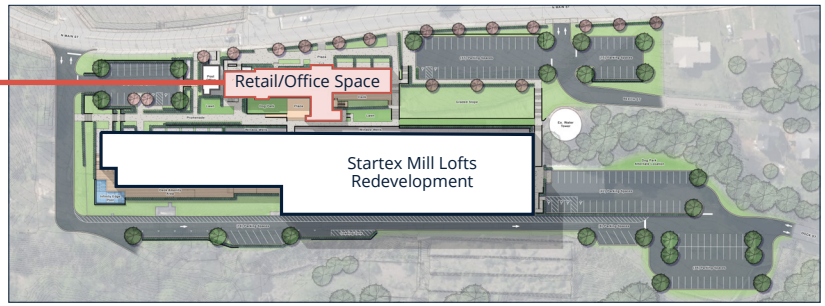
Features of **The Mercantile at Startex Mill Lofts**

- **Variety of layouts** to suit retail, office, or mixed-use needs
- **Historic architecture** with modern updates
- **Flexible square footage** starting from ±2,300 SF
- **High visibility** with direct street access
- **Built-in foot traffic** from residential community
- **Ample parking** for customers and employees
- **Prime location** just off I-85 with easy access to Spartanburg & Greenville
- **Customizable interior finishes** to match your brand

The Vision




The Mercantile
Startex Mill Lofts
(Future Development)
N. Main St


Retail/Office Space
Startex Mill Lofts
Redevelopment







Location

The Mercantile at Startex Mill Lofts offers an ideal location for retail and office businesses. Just 1 mile from I-85, it provides quick access to both Spartanburg and Greenville, and draws from a customer base of over 150,000 within a 10-mile radius. With high visibility and proximity to 5,000+ businesses, the location is perfectly positioned to drive foot traffic and growth.

Additionally, with 300+ new residential units planned nearby and easy access to Greenville-Spartanburg International Airport, the area is primed for expansion. The blend of historic charm and modern amenities creates a unique environment for businesses seeking success in a vibrant, evolving community.



Key Destinations

Location	Distance
Downtown Spartanburg	±12.5 Miles
Downtown Greenville	±21.2 Miles
Greenville Spartanburg Int'l Airport	±9.1 Miles
Charlotte, SC	±82.5 Miles
Atlanta, GA	±163.0 Miles



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