

FOR LEASE

±7,800-SF Restaurant/Retail Space with Excellent Visibility on Hwy 29

3087 E Main St Ext, Converse, SC 29329

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Property Details

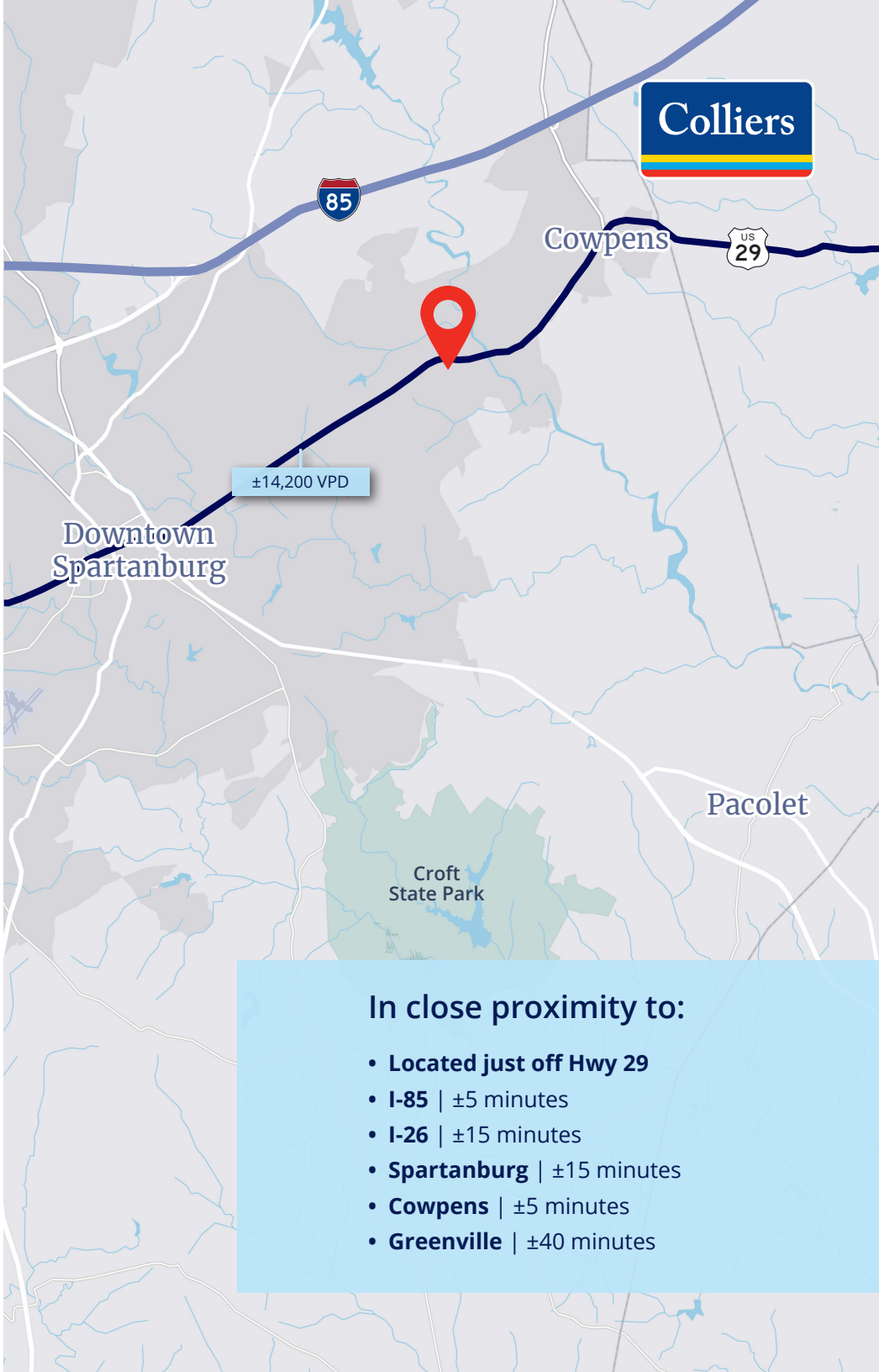
Located along the US Highway 29 corridor between Spartanburg and Cowpens, 3087 E Main Street Extension offers retail/restaurant users an opportunity to establish a presence in an evolving local market. With convenient access to surrounding residential neighborhoods, nearby employers and approximately 14,200 vehicles passing daily, the property is positioned to serve both local residents and commuters.

The surrounding area offers vibrant potential for users seeking to capitalize on future population and household growth, while the 2nd generation kitchen and limited nearby dining options may present an opportunity to serve unmet local demand.

Address	3087 E Main St Ext, Converse, SC, 29329
County	Spartanburg County
TMS #	3-13-00-247.00
Building Size	±7,800 SF
Area	±0.71 acres
Amenities	Commercial kitchen with 10-ft hood system, bar service area, multipurpose spaces, open areas, storage and central restrooms
Year Built	2007 (renovated in 2025)
Visibility	±14,200 VPD via Hwy 29
HVAC	100% heated and air-conditioned
Utilities	All on-site
Access	Full access via Hwy 29 (3 points of access)
Parking	±35 paved parking spaces

Lease Rate

Contact broker for pricing



In close proximity to:

- **Located just off Hwy 29**
- **I-85** | ±5 minutes
- **I-26** | ±15 minutes
- **Spartanburg** | ±15 minutes
- **Cowpens** | ±5 minutes
- **Greenville** | ±40 minutes

The Neighboorhood



±44,177
Total Population
Within 5 miles

±19,142
Total Households
Within 5 miles

42
Median Age
Within 5 miles

$103,116
Avg HH Income
Within 5 miles

±1,259
Total businesses
within 5 miles

96.6%
Employed Civilian
Population within 5 miles

Market Opportunity

+7%

±47,218
Projected Population
Within 5 miles (2031)

+8%

±20,741
Projected Households
Within 5 miles (2031)

1
Existing Restaurant
Within 1 mile

#1
Small Metro for
Economic Growth

10th
Fastest Growing
Community in the US

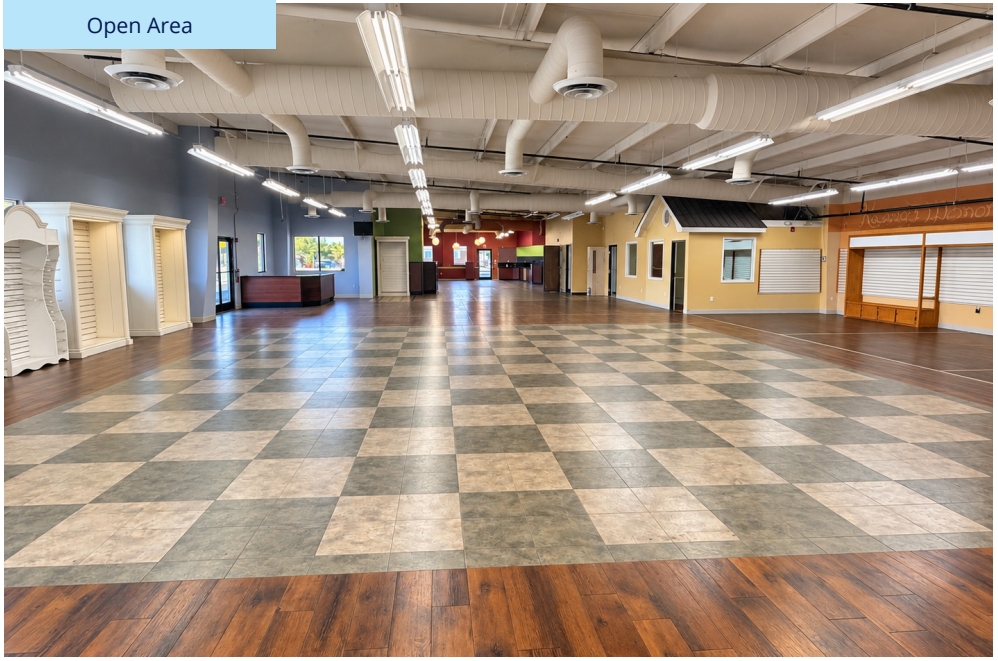
$3.5B
Capital Investment Into
Spartanburg's Growth

Most secondary markets require a leap of faith. **Not Spartanburg**. The U.S. Census Bureau ranks it the 10th fastest-growing community in the nation. OneSpartanburg tracked $3.5 billion in new capital investment in a single year (2025) the equivalent of $9.6 million flowing into this market every single day. BMW chose this city for its only North American manufacturing plant. Milliken & Company has headquartered here for over 60 years. This is not a market on the verge of something. It's a market whose emergence already happened, and is now compounding.

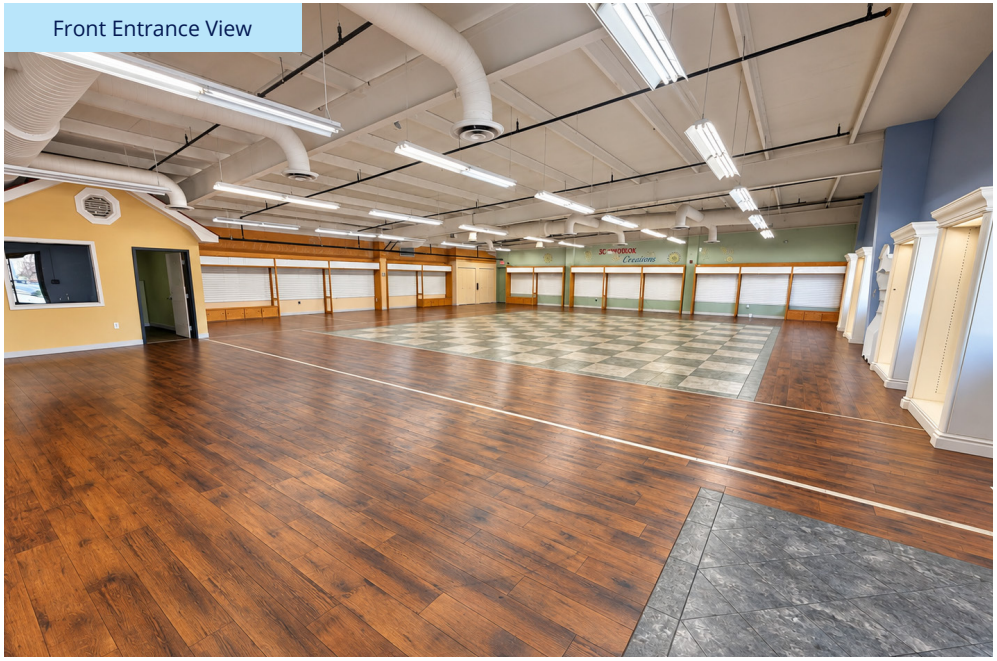


Front of House Photos

Open Area



Front Entrance View



Side Entrance View



Kitchen / Bar Service Ara

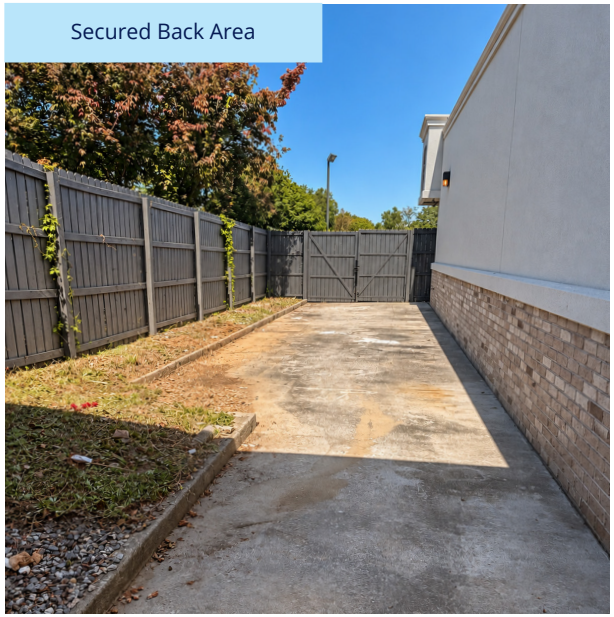


Back of House Photos

Hood System



Secured Back Area



Kitchen Area



Break Area



Storage Space



Call to Learn More



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