

Leasing Now



For Lease
\$20/SF NNN



THE
MONTGOMERY
BUILDING

PREMIER DOWNTOWN RETAIL SPACE

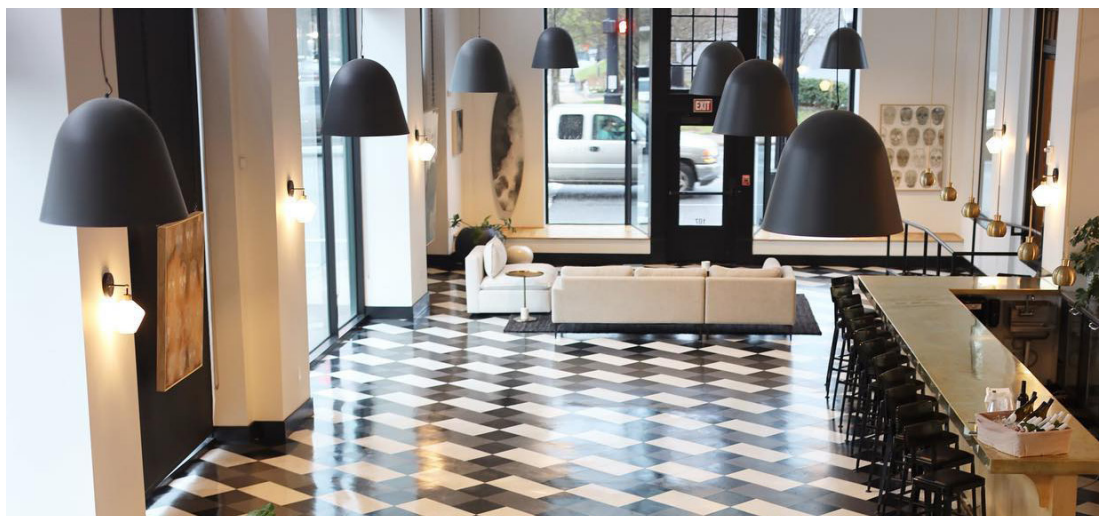
ELEVATE THE RETAIL OR DINING EXPERIENCE
OF YOUR CLIENTELE AT THE MONTGOMERY BUILDING

Contact:

Greyson Furnas, CCIM

Senior Brokerage Associate
+1 864 527 5454
greyson.furnas@colliers.com

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THE
MONTGOMERY
BUILDING

RETAIL/RESTAURANT SPACE AVAILABLE NOW AT ICONIC DOWNTOWN SPARTANBURG DESTINATION

The Montgomery Building is now leasing ±3,900 SF of premier retail/restaurant space located at the intersection of two of downtown Spartanburg's most prominent corridors. The historic landmark was built in 1924 and fully restored in 2018 to accommodate modern tenant requirements while maintaining its historical integrity and unique architectural style.

The Montgomery Building offers incoming tenants the opportunity to capitalize on existing familiarity within the community and draw from a large consumer base in the immediate area which includes: residents of the building's 63 apartments, patrons of neighboring retail tenants Pharmacy Coffee, Green Papaya Salon, Oxford Barber, Modern Real Estate Consultants and James & James Collection, second floor office tenant Agape Health Care (704 employees) and third floor executive offices, and visitors to the adjacent USC Upstate School of Business campus, Chapman Cultural Center, Spartanburg Marriott and future Fairfield Suites.

ELEVATE

THE CUSTOMER EXPERIENCE



Vaulted ceilings, classic tile flooring, decorative lighting, floor-to-ceiling storefront windows



Modern layout and specifications in a historic, architecturally unique setting



Prominent corner location with visibility to more than 36,500 VPD and 76,507 daytime population



Move-in ready for restaurant tenant: full-service bar and kitchen with hood system/walk-in cooler



THE MONTGOMERY BUILDING

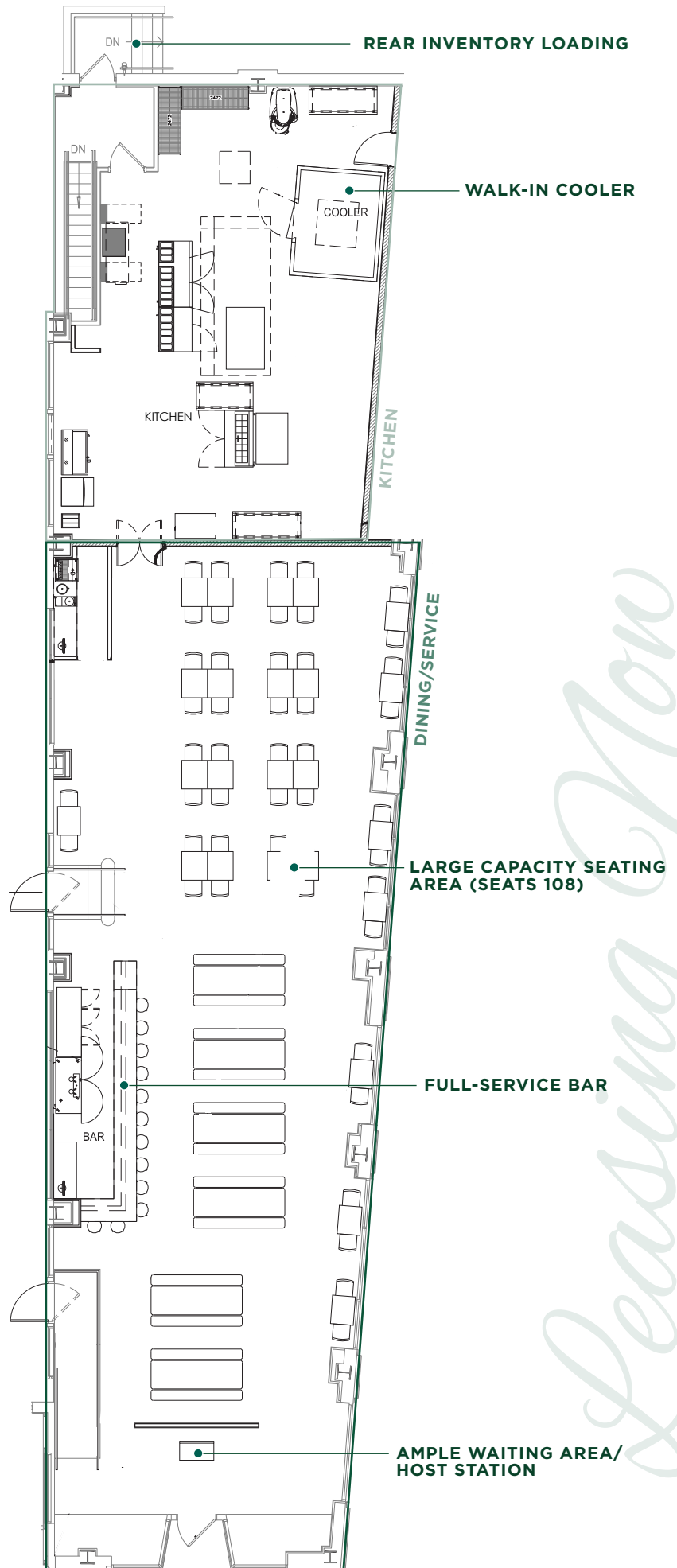
LAYOUT AND SPECIFICATIONS

Size	±3,900 SF
Availability	Ready for immediate occupancy
Office/inventory /staff areas	Available on basement level based on tenant need
Kitchen	Full-service layout with equipment
Kitchen setup	Walk-in cooler and hood system included
Kitchen appliances	Potential for purchase based on tenant need
Restrooms	Class A common area restrooms
Accessibility	Fully ADA compliant
Dining area	Seats up to 108
Bar	Modern, full-service on service floor
Inventory loading	Rear loading area
Finishes	Modern pendant lighting, floor-to-ceiling storefront windows, tile flooring

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Leasing Now



Spacious seating area



Decorative accents



Branded storefront entry



Elegant bar with seating



Common area access

AVAILABLE SPACE PHOTO GALLERY



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LOCATION

CAROLINA THEATRE, THE
MONTGOMERY BUILDING

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DOWNTOWN SPARTANBURG

1,335

ANNUAL EVENTS
AND FESTIVALS

26

RETAIL SHOPS/
BOUTIQUES

54

FOOD AND BEVERAGE
SPOTS

\$46,978

MEDIAN HOUSEHOLD
INCOME (3-MILE RADIUS)

15

GREEN SPACES
AND PARKS

119,516

DAYTIME POPULATION
(5-MILE RADIUS)

23,756

OCCUPIED HOUSING
UNITS (3-MILE RADIUS)

644

HOTEL ROOMS
(3-MILE RADIUS)
INCLUDES FUTURE
FAIRFIELD SUITES

16,161

STUDENTS ENROLLED AT
THE 7 SPARTANBURG-AREA
COLLEGES



LOCATION OVERVIEW

Spartanburg is the perfect place to cultivate your idea, nurture your business and/or build your future. Located at the “Crossroads of the New South,” Spartanburg is nestled at the intersection of two of the most traveled interstates in the nation – I-85 and I-26.

Running through Spartanburg County, Interstate I-85 is the main artery for business and industry and has been called the ‘Boom Belt’ to the ‘Southern Autobahn,’ because of the high concentration of international business located along the corridor. I-85 stretches from Richmond, VA to Atlanta, GA and southern Alabama and connects the Southeast with the Northeast. I-26, running east-west, threads through the center of Spartanburg providing quick and easy access to the SC ports (Greer and Charleston).

From existing buildings and facilities to greenfield, Spartanburg has what you are looking for. Whether you want to locate a new business/industry here, expand your current locations or grow your existing facility, Spartanburg has something to offer. From competitive tax incentives to affordable sites/buildings and a skilled/ready workforce, Spartanburg is exceptionally positioned to support a diverse variety of businesses and industries.

Spartanburg Economic Futures Group



#1 Small metro for economic growth



#2 Job Market in the U.S.



7 Colleges in Spartanburg



#4 Best place to live in SC



±58,963 residents within 5 miles (2025)



E Main St
±25,800 VPD



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THE MONTGOMERY BUILDING



Future 136-room
Fairfield Suites



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RESTAURANT/RETAIL SPACE

3,900 SF | LEASING NOW



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DOWNTOWN SPARTANBURG

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