

FOR LEASE

Retail / Office Space at
Main and Pine Street
Crossing in Spartanburg

449 E Main St, Spartanburg, SC

CONTACT

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Colliers

MAIN ST

PINE ST





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



±39,040 Spartanburg residents (2024)



Main & Pine St
±46,900 VPD



PROPERTY OVERVIEW

Main & Pine is a standout location at the entrance to Downtown Spartanburg, offering high visibility and easy access to the city's vibrant amenities. This location is within walking distance to key consumer locations such as Converse University, Converse Heights and Downtown Spartanburg.

United Community Bank serves as the anchor tenant, adding strength to this unique mix of retail and office space. For the fourth consecutive year, United Community Banks, Inc. has been named one of America's best-performing banks by Forbes. With a prime location just steps from Converse College and Converse Heights, this center is perfectly positioned to capitalize on the continued growth and energy of Spartanburg.

Area Snapshot (one-mile radius)

Restaurants

- Starbucks
- Moe's
- Chicken Salad Chick
- Eggs Up Grill
- Venus Pie
- Delaney's

Shopping

- Paisley Paw
- Local Hiker
- Bare Beauty Loft
- Two Doors Down
- Prices

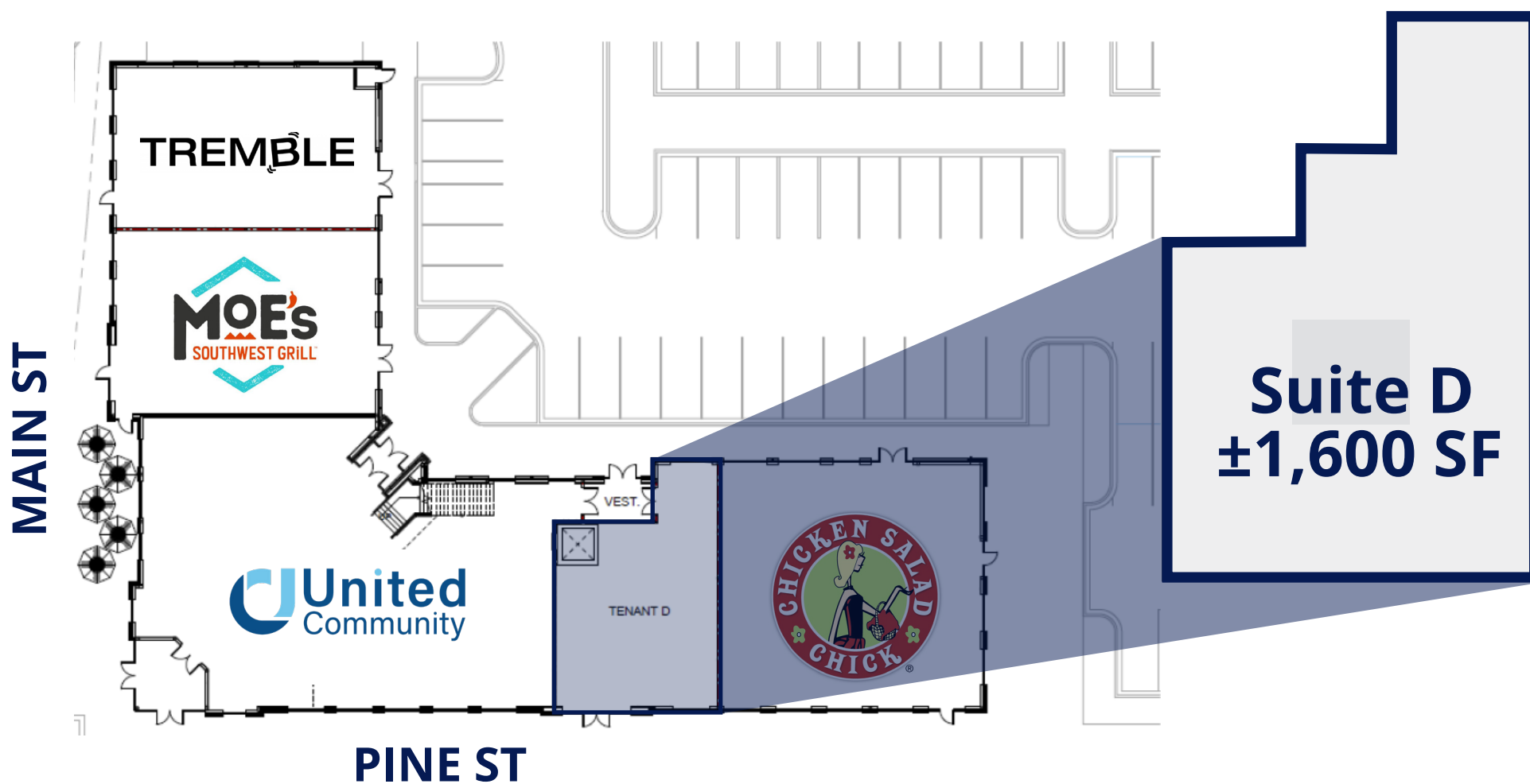
Services

- QT
- First Citizens Bank
- TD Bank
- Truist Bank
- Regions Bank

Residential Neighborhoods

- Converse Heights
- Hampton Heights
- Duncan Park
- The Charles
- Riverwood Apts

BUILDING CONFIGURATION



BUILDING PHOTOS

Suite D



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