

FOR LEASE

Retail & Office Suites in the Heart of Downtown Simpsonville at Burdette Central

Main and Curtis Street, Simpsonville, SC

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Property Details

104 Curtis Street

Burdette Central is ideally located at the corner of Main Street and Curtis Street in the heart of downtown Simpsonville. Offering both retail and office suites for lease. Once a longtime community landmark, Burdette Central has been thoughtfully reimagined to preserve its historic character while creating a vibrant destination for today's businesses.

Current availabilities include first-floor retail suites ranging from ±671 SF (available November 30, 2026) to ±2,124 SF, as well as second-floor office suites of ±1,688 SF and ±2,168 SF.

Tenants

SIDEWALL PIZZA COMPANY

1885 TAPROOM AT BURDETTE

CHESTNUT COFFEE HOUSE

CLUB PILATES®

Scout's

RUN IN

Simpsonville Demographics

2026

Population
1 mile: 7,758
3 miles: 50,275
5 miles: 124,813

Daytime Population
1 mile: 7,612
3 miles: 47,375
5 miles: 105,625

Households
1 mile: 3,675
3 miles: 20,320
5 miles: 49,509

Avg. Household Income
1 mile: $108,270
3 miles: $123,435
5 miles: $128,370

Projected 2031 Population
1 mile: 8,488
3 miles: 54,526
5 miles: 134,280

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Retail Map


Cotton Mill
Main St
Curtis St
Unterhausen Cellar Pub
Main St (±20,200 VPD)
Curtis St (± 16,500 VPD)
Retail/Office Development Coming Soon
The Front Porch
Mixed-Use Development Coming Soon
BOURBON & BARRELS
RAILSIDE
LATIN QUARTER
THE SLICE
Jee-ros
ICE CREAM STATION
SULLY'S
EXCHANGE CO. COFFEE
Simpsonville Area CHAMBER of COMMERCE
SIDEWALL PIZZA COMPANY
Scout's
1885
pink owl BOUTIQUE
sweet sippin
Houni's
Shortfields
HENRY'S SMOKEHOUSE
FLOCK SHOP
CHESTNUT COFFEE HOUSE
CLUB PILATES
RUN IN
SECURED ADVANTAGE FEDERAL CREDIT UNION
Tamarindo
NEAT

First Floor Retail Suites

Suite 105: ±671 SF *(Available 11/30/26)*
Suite 110: ±2,124 SF
Lease Rate: Contact Broker

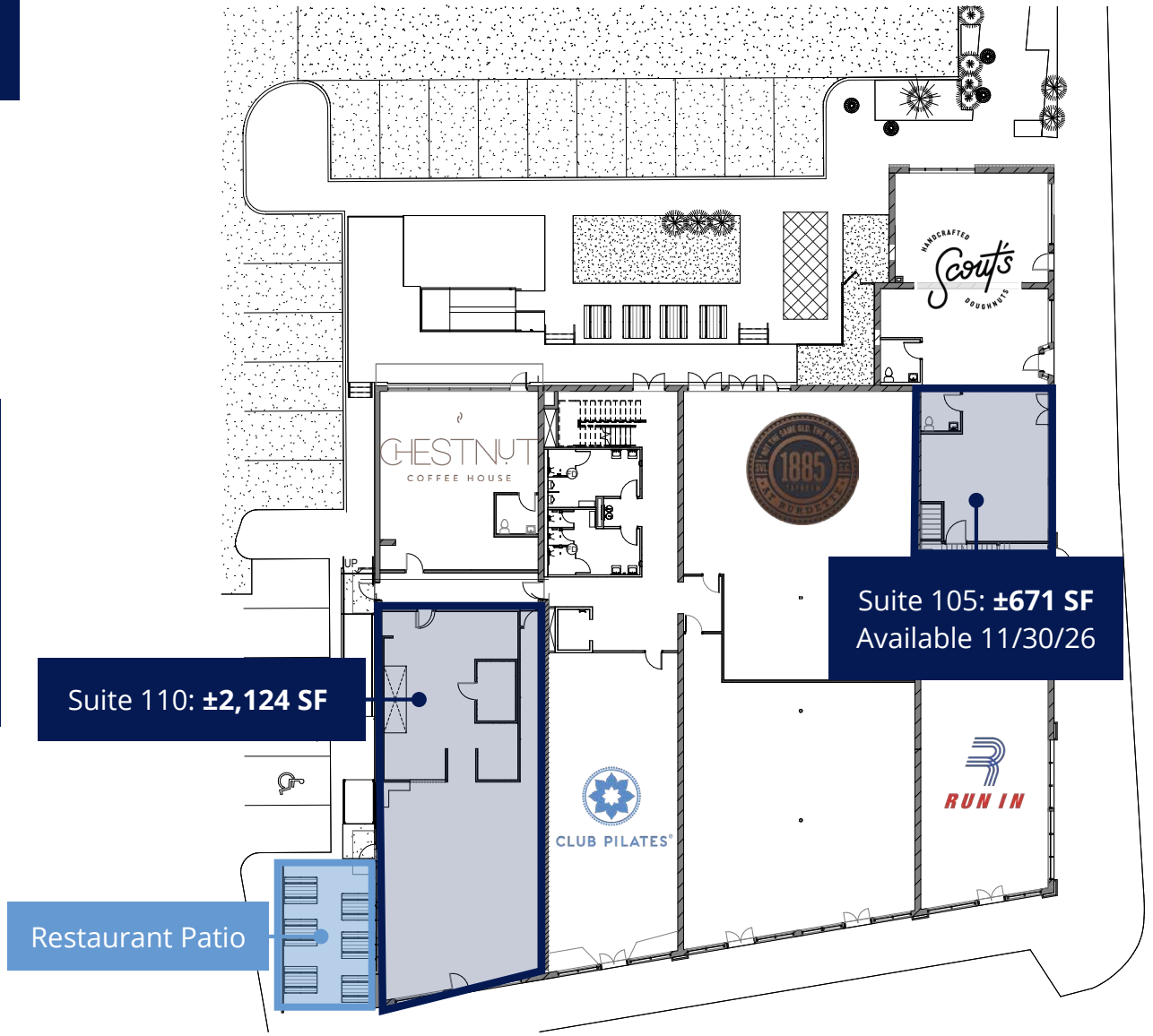


Highlights

- Second generation restaurant space with patio
- Small format / "micro" retail opportunity
- Walkable, destination-oriented
- Strong surrounding tenant mix and community traffic



TOUR SUITE 110

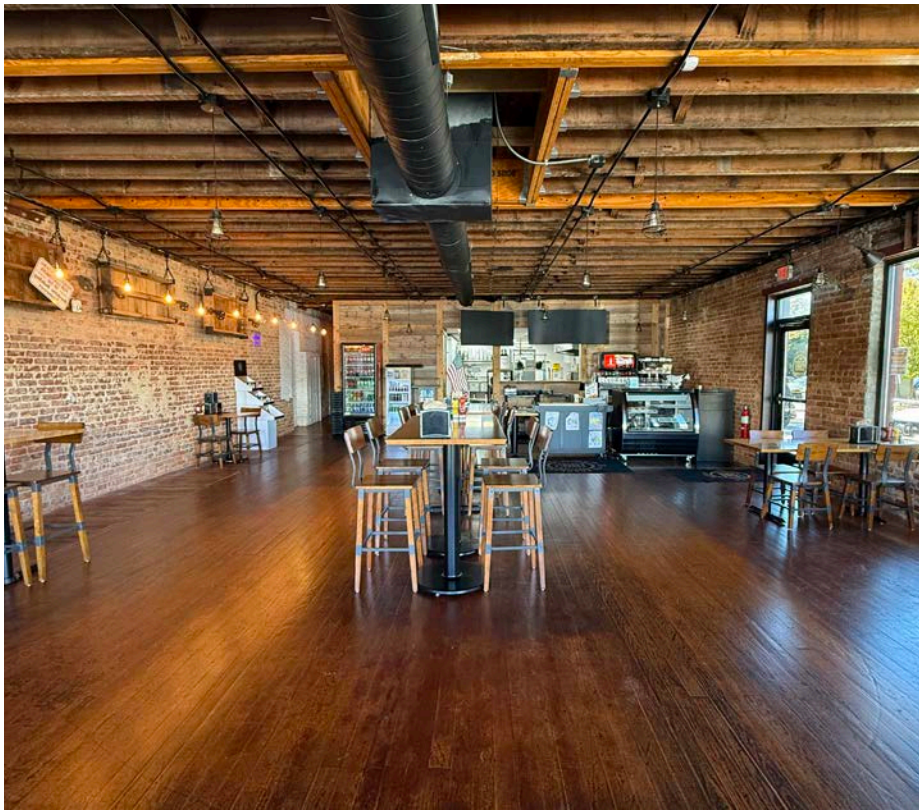


RETAIL INTERIOR









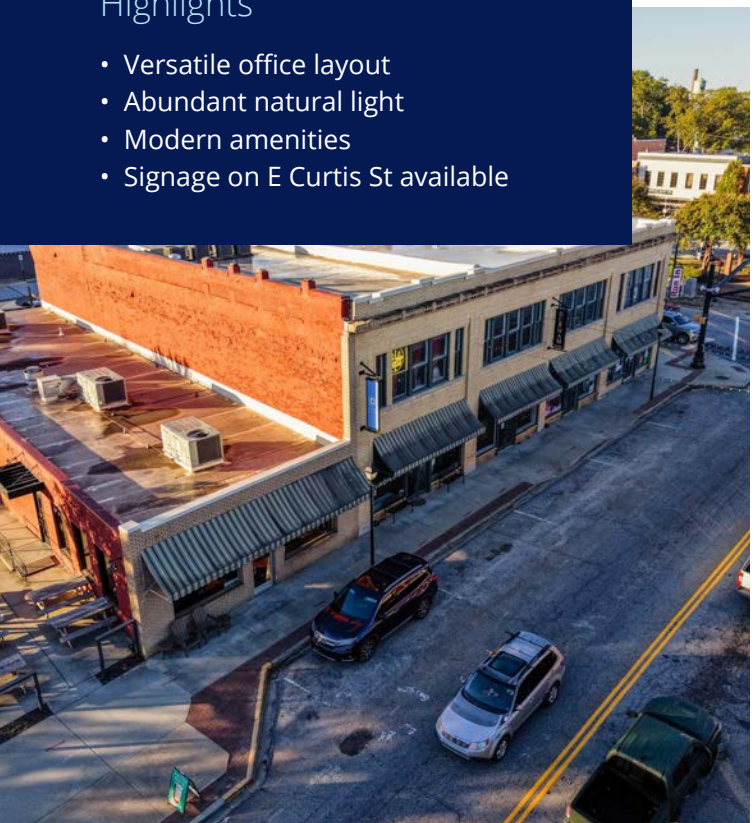
Second Floor Office Suites

Suite 124A: ±2,168 SF
Suite 124B: ±1,688 SF
Lease Rate: $27.50/SF



Highlights

- Versatile office layout
- Abundant natural light
- Modern amenities
- Signage on E Curtis St available



TOUR SUITE 124A

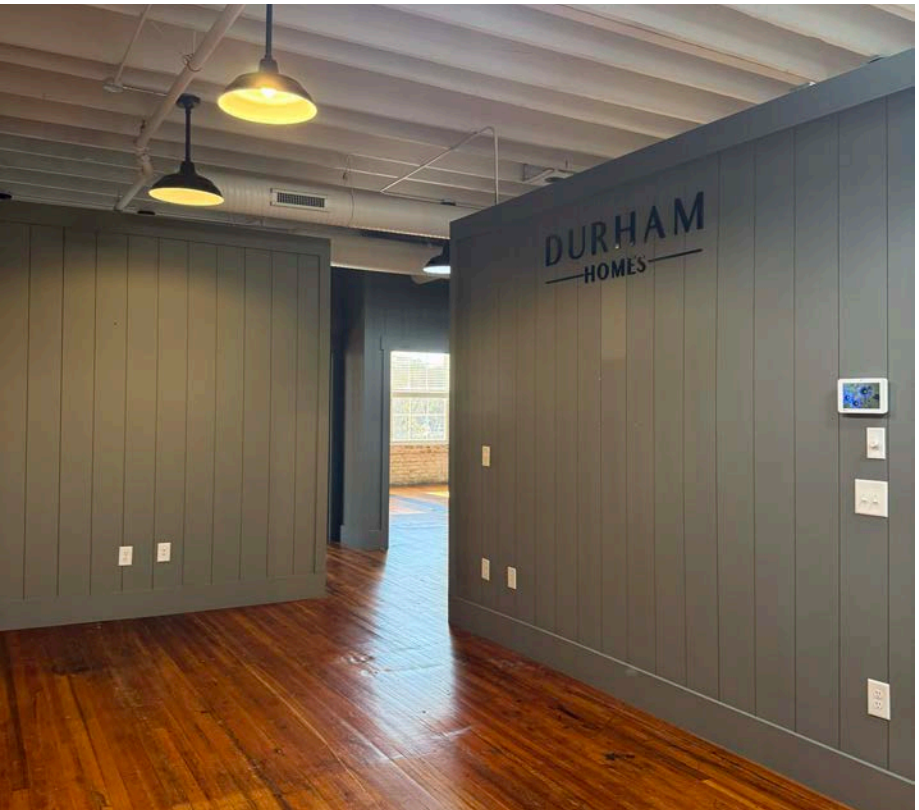
TOUR SUITE 124B

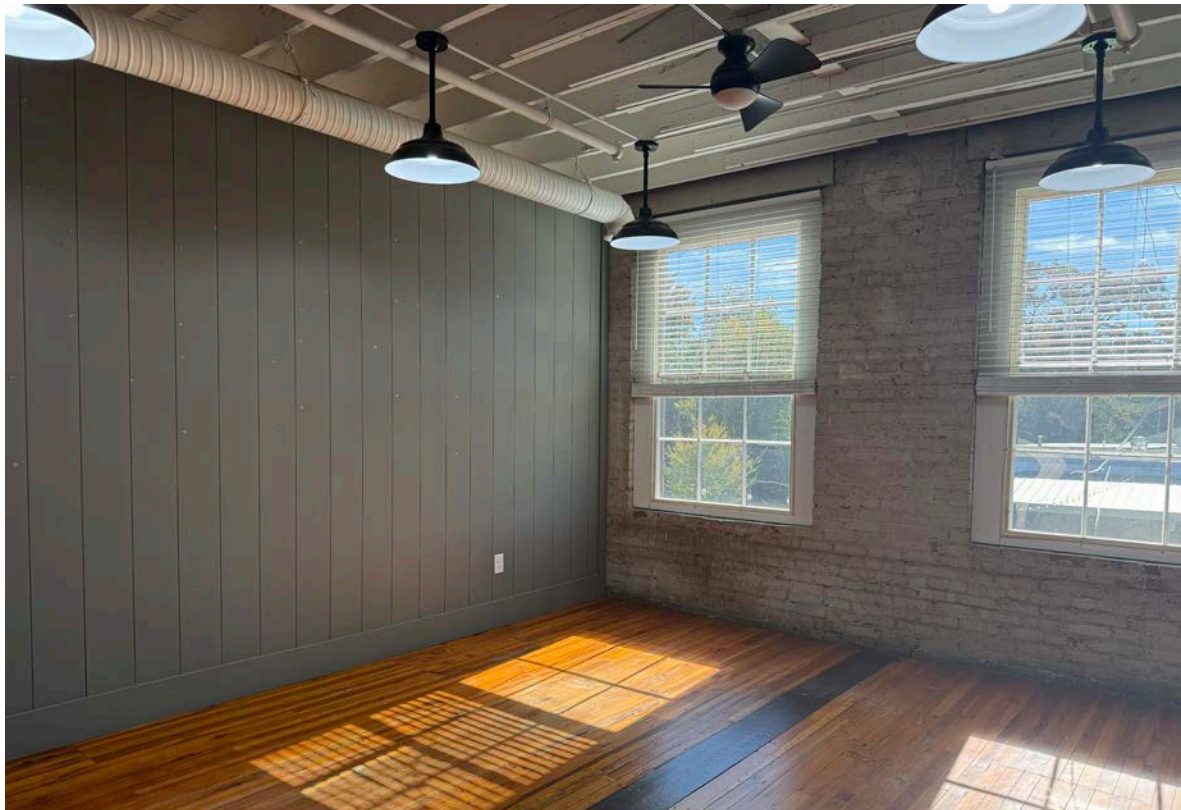






OFFICE INTERIOR






B.W. BURDETTE CO.
GREENVILLE GROCERY CO









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