

FOR LEASE: Up To ± 3,650 SF Retail/Office

Converse Corners Center

551 East Main Street, Spartanburg, SC 29302



OFFERING SUMMARY

Available SF:	±2,200 & ±1,450 SF
Lease Rate:	\$16.00 SF/yr
Lot Size:	± 1.89 Acres
Year Built:	1992
Building Size:	±21,000 SF
Zoning:	General Business District
Market:	Spartanburg

PROPERTY OVERVIEW

SVN Blackstream is proud to present the opportunity to lease up to ±3,650 SF of retail or office space in Converse Corners. Prominently located on E. Main St. across from Converse College, the shopping center is anchored by a brand new Eggs Up Grill restaurant and features other tenants such as Cora Physical Therapy, Green Papaya salon, Roper Music, and Converse Deli. There are currently two vacancies of 2,200 SF and 1,450 SF which can be combined. The center boasts ample parking and a large monument sign for maximum visibility to the more than 26,000 vehicles that travel E. Main Street each day.

PROPERTY HIGHLIGHTS

- Conveniently located along E Main Street visibility to ±26,000 VPD
- Recent facade improvements with future improvements to follow under new ownership and management
- Both available spaces are suitable for retail or office use
- Ample parking provided on site
- Close proximity to Downtown Spartanburg, Converse College, and the new Spartanburg High School

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±2,200 and ±1,450 SF Available

Suitable for retail or office use



Large Monument Sign Visible to 26,000 VPD



New Eggs Up Grill and Plenty of Parking

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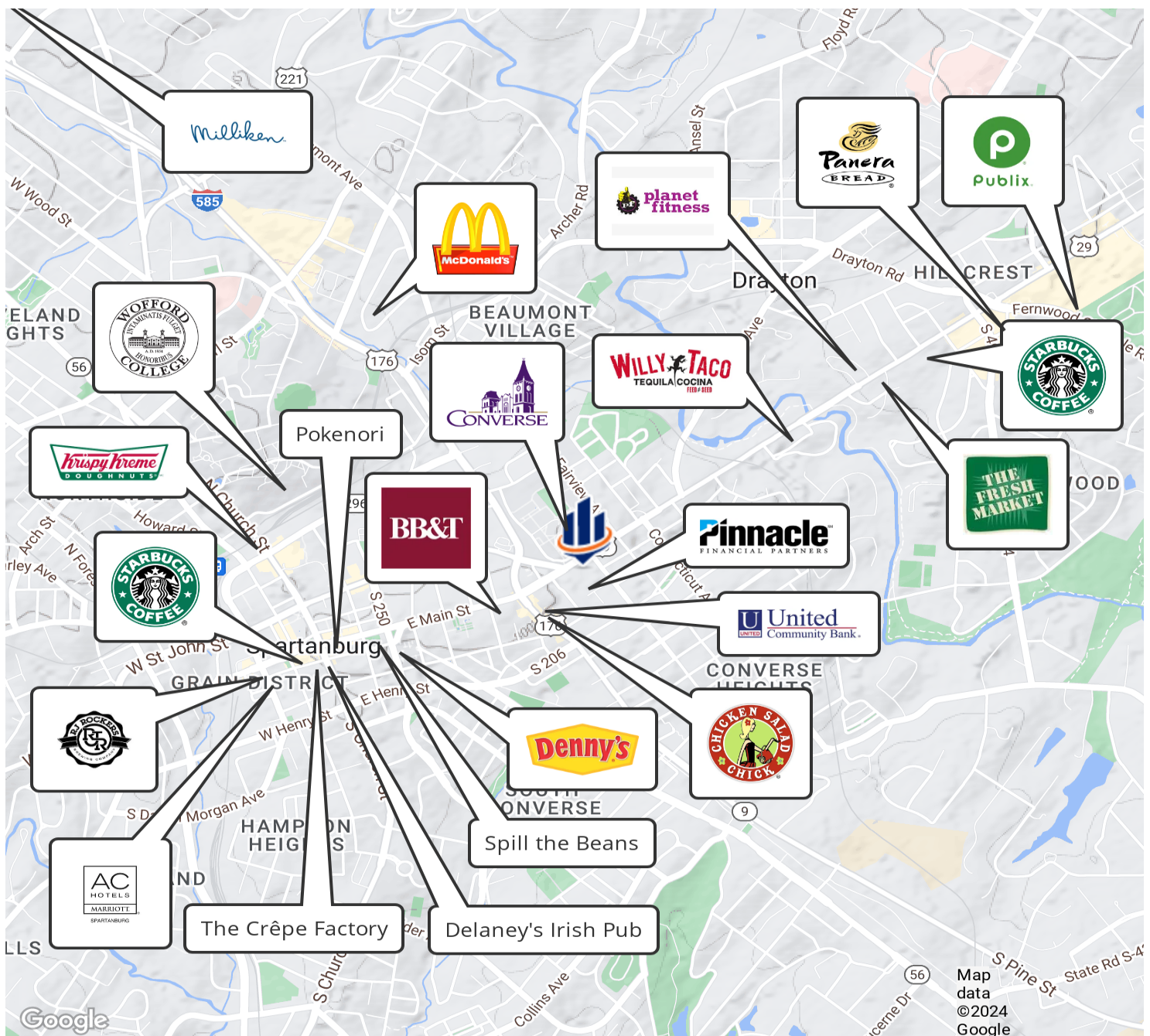


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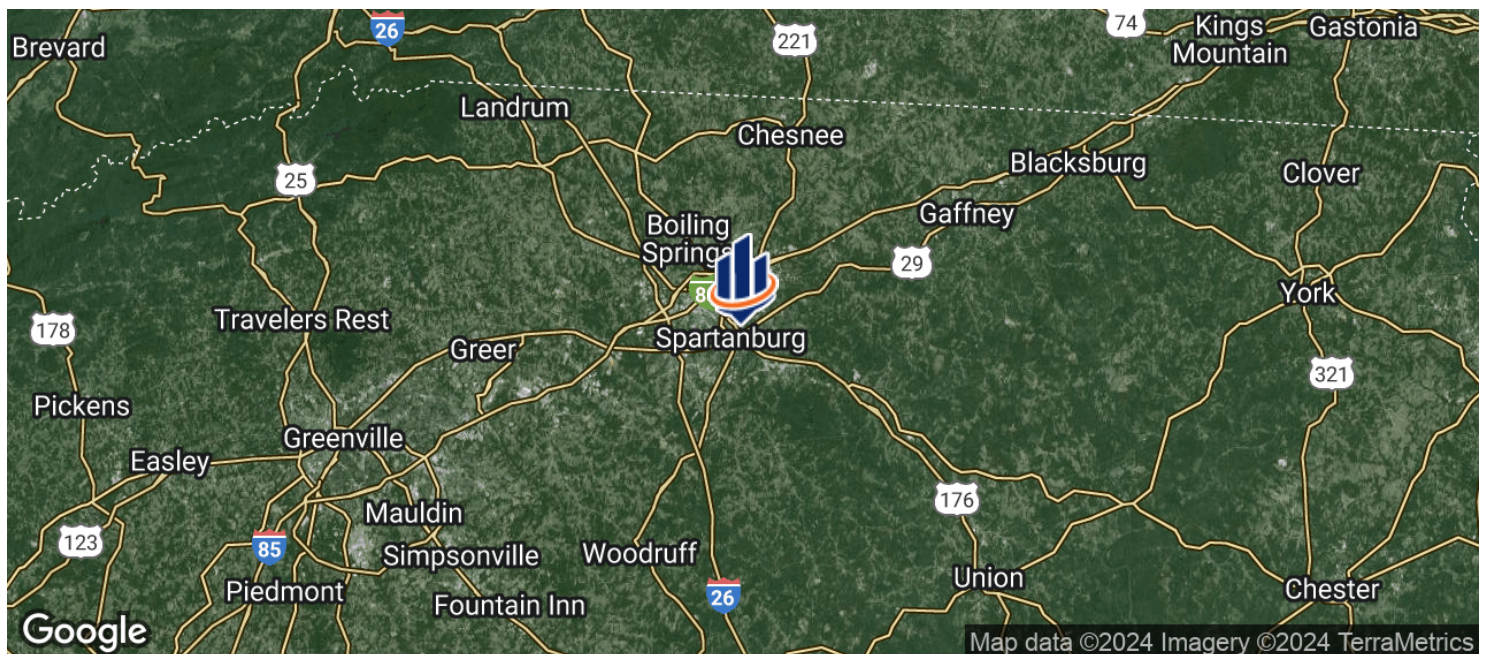


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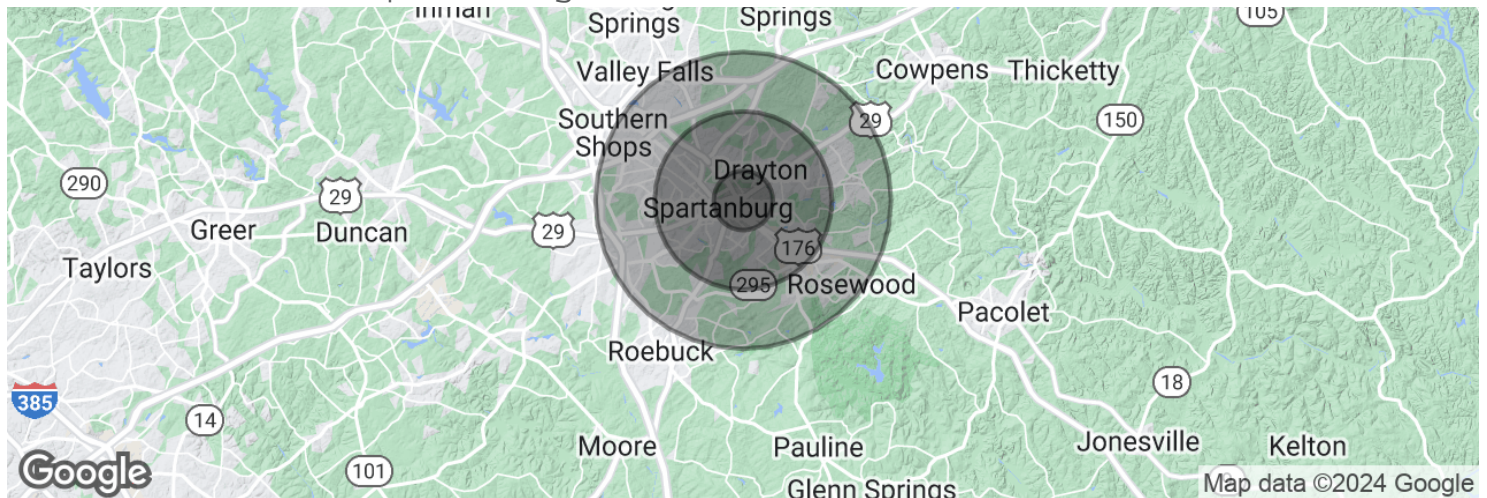


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POPULATION

	1 MILE	3 MILES	5 MILES
Total population	5,215	42,812	88,269
Median age	33.9	35.1	35.6
Median age (Male)	35.9	33.9	34.6
Median age (Female)	33.0	36.2	36.6

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	2,009	16,564	33,674
# of persons per HH	2.6	2.6	2.6
Average HH income	\$81,861	\$51,398	\$50,948
Average house value	\$149,912	\$190,497	\$165,300

* Demographic data derived from 2020 ACS - US Census

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Matthew Tenney

Associate Advisor
SVN | BlackStream

Matt joined SVN Blackstream as an Associate Advisor in February 2019. Matt is a retail specialist and is focusing on Spartanburg, SC. He is driven to find the best opportunities for all of his clients and help assist them in every way possible. Matt was born and raised in Sunapee, New Hampshire. He attended college at SMCC in Portland, Maine pursuing his degree in Business Administration. Matt was also the starting Point Guard for the 2017 YSCC Men's basketball championship team. While in college, Matt worked as an Assistant Manager for Finish Line where he found his passion for selling. Matt loves spending his time with family and friends as well as traveling the state of South Carolina experiencing new places and finding what else there is to offer.



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Dustin Tenney

Senior Vice President
SVN | BlackStream

Dustin is a retail leasing and investment sales specialist with SVN Blackstream in Greenville. Prior to beginning a career in commercial real estate, Dustin was a coach and high school educator in Oklahoma and in South Carolina. During his teaching career, he taught U.S. and World History and coached basketball and baseball - winning two state championships in baseball and getting to the semi-finals in basketball.

Dustin excels at client relations, negotiations and prospecting. Dustin's CRE career focus is on retail investments/leasing and land development in the vast Upstate market. Most recently, Dustin and his partner have represented Eggs Up Grill, Culvers, Crunch Fitness, Burn Boot Camp, Dunkin', and several other regional and national tenants. Dustin and Daniel have also worked on the landlord side of several redevelopments across the Upstate, including Burdette Central - a 100 year old building in the heart of downtown Simpsonville, SC that has been brought back to life with retail and office.

Dustin, his wife Christina and their two children, Ezekiel and Lorelei, live in Simpsonville, SC and they attend Upstate Church - Harrison Bridge where they are active members.



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Daniel Holloway

Senior Vice President
SVN | BlackStream

Daniel Holloway leads the tenant representation and investment sales division of Reedy River Retail at SVN Blackstream. A former elementary school teacher, Daniel left the classroom in 2018 to start a career in commercial real estate, teaming up with another former teacher, Dustin Tenney, to focus on retail brokerage in the Southeast. In 2021, Daniel and Dustin launched Reedy River Retail, a division of SVN Blackstream dedicated to all things retail: landlord representation, tenant representation, retail development, and investment sales. Daniel has consistently been recognized as a top-producing agent within SVN and has been recognized nationally as a top 100 SVN Advisor.

Reedy River Retail has been involved in numerous projects and developments in the Upstate including Burnette Central, The Junction at Downtown Airport, and Pelham Exchange. Reedy River Retail was recently selected to handle the disposition of the WestGate Mall in Spartanburg, SC and is handling the pre-leasing of more than a dozen new developments across the Southeast. Reedy River Retail also represents a number of reputable brands and handles site selection for Dunkin', McAlister's Deli, Culver's, Melty, Grill Marks, Topsy Taco, Tropical Grille, Indigo Kitchen, Burn Boot Camp, Pasta Project, and Another Broken Egg Cafe.

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