



DOWNTOWN SPARTANBURG

Class A Restaurant / Retail Location

Prominent high-traffic area in downtown at the corner of W. Main Street and Daniel Morgan Ave adjacent to AC Hotel

\$18.00
PSF NNN

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±8,226 Monthly Walking Traffic + Direct Crosswalk Access

Premises is in warm vanilla shell condition and a chase is in place for a restaurant hood system. Operational windows with two Juliette balconies and sidewalk seating available.

±2,000 SF AVAILABLE



Wheelchair Accessible



8,226 Monthly Passers-by



±2,000 SF Available



Class A Building



LED Lighting



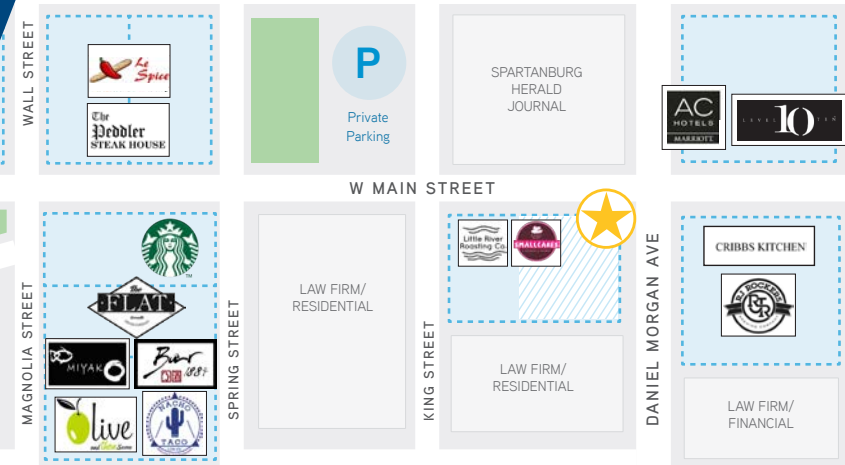
2 Reserved Parking Spots



Sprinkler System in Place



10-mile Radius Population: 188,940





CLOCKWISE FROM TOP LEFT: Exterior lighting, front-facing view to Main Street, operational windows, corner of building from W. Main St, interior view.