RETAIL PROPERTY FOR LEASE

145 WEST BROAD STREET

Spartanburg, SC 29306

JOHN BAUKNIGHT
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ANDREW BABB
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864.316.9488

JOHN BARNET
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ROADSTEAD
REAL ESTATE ADVISORS UPSTATE, LLC

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PROPERTY DESCRIPTION

Brand new retail spaces located in the heart of Downtown Spartanburg
Part of Project Wrap that involves 220 apartments surrounding a multi story parking garage.
Positioned beside the brand new Joint City/County Administrative Building
Ample parking provided
High foot traffic
Surrounded by a vibrant mix of downtown retail, office, and restaurants.
1000ft from Fifth Third Park home of the Hub City Spartanburgers' baseball team

OFFERING SUMMARY

Lease Rate:	$32 SF/yr (NNN)
Available SF:	2,197 - 3,613 SF
Building Size:	106,000 SF

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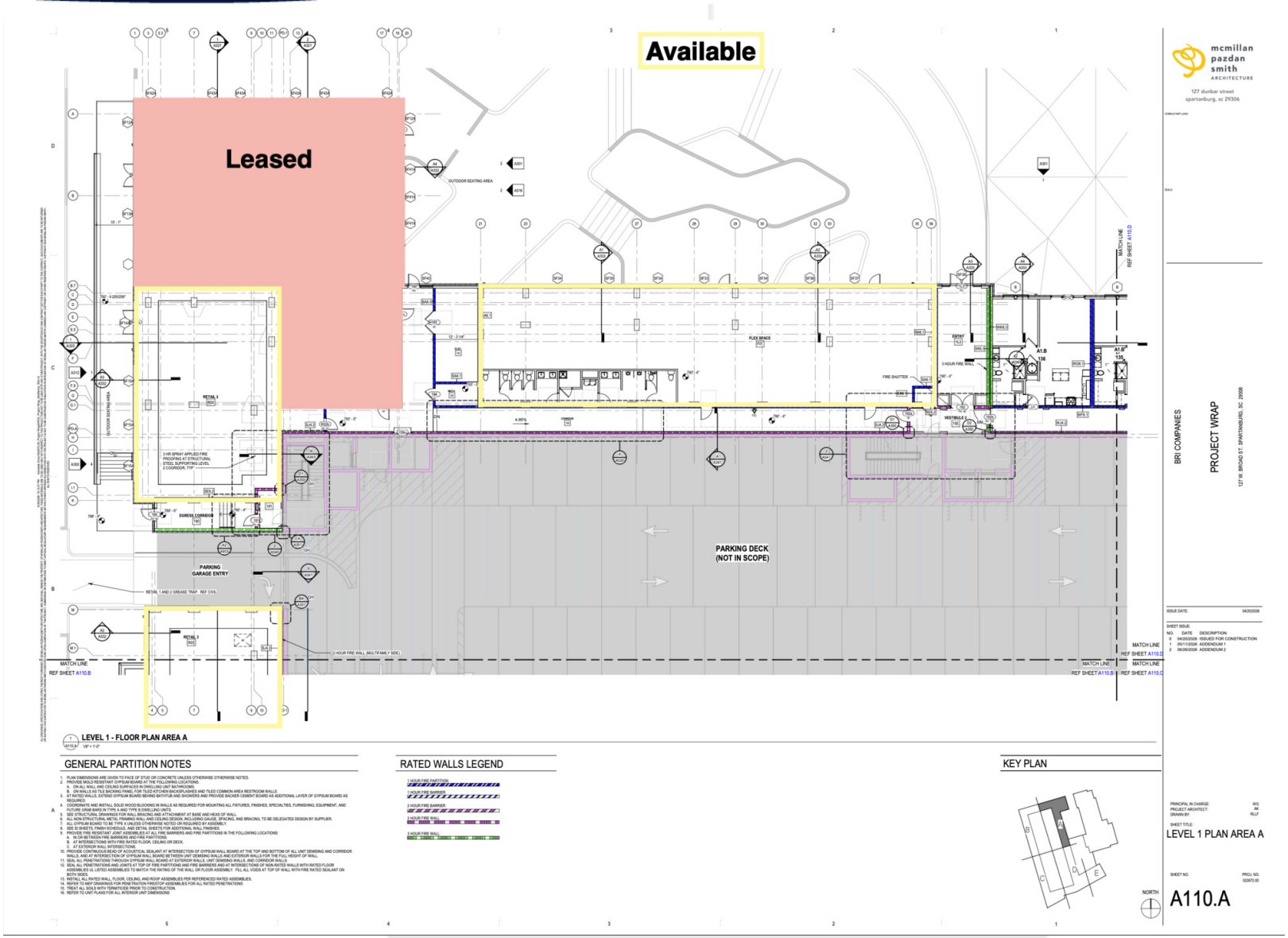

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LEVEL 1 - BROAD STREET
SCALE - 1" = 40'

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FOR LEASE

ONESPARTANBURG INC.

2021 U.S. CHAMBER OF THE YEAR

onespartanburginc.com

2025 BY THE NUMBERS

As a matter of policy, OneSpartanburg, Inc. does not report new investment, job totals, or room nights from projects or contracts in which we were not directly engaged.

ECONOMY

$3.5B* CAPITAL INVESTMENT
Equal to **$9.6 million** every single day

10TH FASTEST GROWING COMMUNITY IN THE U.S.
U.S. Census Bureau

20* PROJECTS — 55% NEW, 45% EXPANSION

1,024* JOBS

120 REQUESTS FOR INFORMATION

PROJECT BREAKDOWN BY INDUSTRY

- 61.67% Advanced Manufacturing
- 7.50% Advanced Materials
- 2.5% Automotive
- 5.83% Distribution & Logistics
- 5.0% Life Sciences
- 4.17% Commercial
- 4.17% Aerospace
- 3.33% Agribusiness
- 1.67% Multifamily
- 4.16% Unclassified/ Unknown

DOWNTOWN DEVELOPMENT

97.2% OFFICE OCCUPANCY RATE

97.6% RETAIL OCCUPANCY RATE

94.4%* MULTIFAMILY OCCUPANCY RATE

40,452 PEDESTRIANS
Weekly average downtown

*Occupancy rate reflects several new multifamily projects entering market in 2026

$1.8B ECONOMIC IMPACT
Completed or ongoing projects in Downtown Spartanburg since 2017

13,706 jobs supported by those projects

TALENT

556 WORK-BASED LEARNING OPPORTUNITIES CREATED for high-schoolers

278 WORK-BASED LEARNING OPPORTUNITIES CREATED for college students

600+ WORK-BASED LEARNING OPPORTUNITIES COMING IN 2026 for high-schoolers

296 UNIQUE EMPLOYERS ENGAGED with Work-Based Learning participants

241 ADULTS CURRENTLY REENROLLED in college via Re:Degree

60 GRADUATES since Re:Degree inception

197 NEW CHILDCARE SEATS COUNTYWIDE
thanks to Project 100 and a $200K investment from the Mary Black Foundation, OneSpartanburg, Inc., Power Up Spartanburg, Spartanburg County First Steps, and Quality Counts

BUSINESS

$35.1M IN PENNY FUNDS DEPLOYED
for road and infrastructure projects countywide.

COMPLETED PROJECTS

REPAVING
- Highway 290
- North Daniel Morgan Avenue
- West Main Street
- St. John Street

MUNICIPAL REPAVING
- Greer
- Woodruff
- Reidville
- Sweetwater Hills Subdivision

ROUNDABOUT CONSTRUCTION
- Zion Hill Road at Sloan's Grove Road

SAFETY IMPROVEMENTS
- $250K invested countywide in roadway restriping and guardrail and rumble-strip installation

$440M IN SUCESSFUL SCHOOL DISTRICT BUILDING REFERENDUMS
supported by advocacy efforts in 2025.
- District 1: $140M
- District 5: $300M

POWER UP SPARTANBURG

Power Up Spartanburg, **an Initiative of Spartanburg County and OneSpartanburg, Inc.**, is a movement to transform Spartanburg County into the #1 place in the U.S. to start, run, and grow a small or minority business.

$437K AVERAGE REVENUE GROWTH
among self-reporting Power Up participants in 2025

73 JOBS CREATED
among self-reporting Power Up participants in 2025

22 CONTRACTS SECURED
in 2025, worth a total value of $4.3 million.

2,608 INTAKES
since program inception

TOURISM

71.1% HOTEL OCCUPANCY RATE
up 9.3% YOY

$77 HOTEL REVENUE PER AVAILABLE ROOM
up 18.5% YOY

$30M WOODRUFF'S RIVERBEND ATHLETIC COMPLEX
Featuring baseball and soccer fields, trails, and pickleball courts (opening in 2027)

120 SPORTS EVENTS AND MEETINGS HOSTED IN SPARTANBURG COUNTY
including 15 different sports

$36M IN DIRECT SPENDING FROM HOSTED EVENTS

HOSTED NCAA DIII MEN'S & WOMEN'S CROSS-COUNTRY NATIONAL CHAMPIONSHIPS

Spartanburg Regional Healthcare System · TheJohnsonGroup · Milliken · City of Spartanburg south carolina · South Carolina

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