

TURN-KEY ASSEMBLY & COMMERCIAL FACILITY

±38,125 SF | ±3.58 ACRES

Versatile Commercial Campus

- Assembly
- Showroom
- Office
- Event Venue
- Church

 **105 SOUTHPORT RD | SPARTANBURG, SC**

 **LEE & ASSOCIATES**

Exclusively Offered by Lee & Associates

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Executive Summary

A Rare Opportunity to Acquire One of Spartanburg's Most Versatile Commercial Facilities

Lee & Associates is pleased to present 105 Southport Road, a highly adaptable commercial property strategically positioned within Spartanburg's rapidly growing Westside corridor.

Situated on approximately 3.58 acres, the property contains approximately 38,125 square feet of exceptionally maintained high end improvements that have successfully accommodated a variety of uses including an office furniture showroom, warehouse facility, event venue, and church campus.

Unlike many special-use properties, 105 Southport Road offers a combination of quality interior finishes, extensive parking, flexible floor plans, loading capabilities, and interstate accessibility that significantly broadens its appeal to a wide range of owner-users, institutions, and investors.

The property benefits from exceptional visibility generated by approximately 50,000 vehicles per day traveling along the Southport Road and John B. White Sr. Boulevard corridors while remaining less than one mile from Interstate 26.



Property Highlights

±38,125 SF | ±3.58 Acres

70+ Parking Spaces

Turn-Key Improvements

Existing Assembly Infrastructure

Dock High Loading

- 5 (8x8) City Docks
- 2 Docks (11x12, 8x8)

Drive-In Access (11x12)

Opportunity Zone

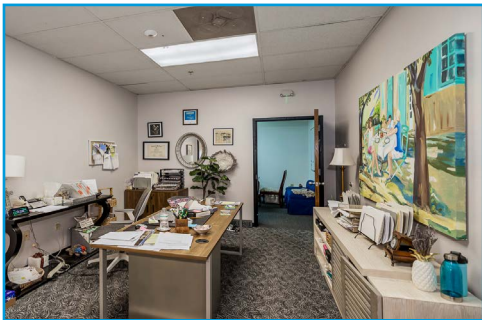
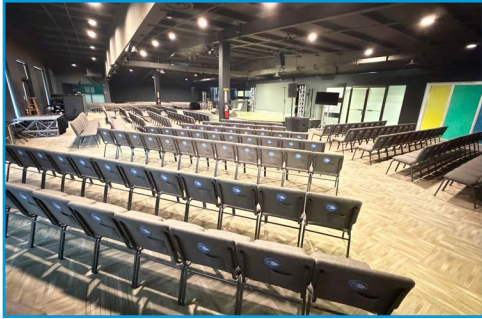
Less Than One Mile to I-26

Significant Visibility

Flexible Layout

Strategic Westside Location

Exceptional Interior Environment



A Level of Finish and Functionality Rarely Found in Assembly or Special-Use Facilities

The property's extensive interior improvements create immediate occupancy opportunities for religious organizations, educational users, event operators, corporate users, and institutional occupiers seeking a professional environment without the cost and disruption of major renovations.

Few Properties Offer This Combination of Attributes



1

Turn-Key Occupancy

The property offers immediate usability with extensive existing improvements, reducing capital expenditures and accelerating occupancy timelines.



2

Strategic Location

Located within one of Spartanburg's most active commercial corridors with direct access to regional transportation infrastructure.



3

Proven Versatility

Successfully utilized as a furniture showroom, warehouse facility, event center, and church campus.



4

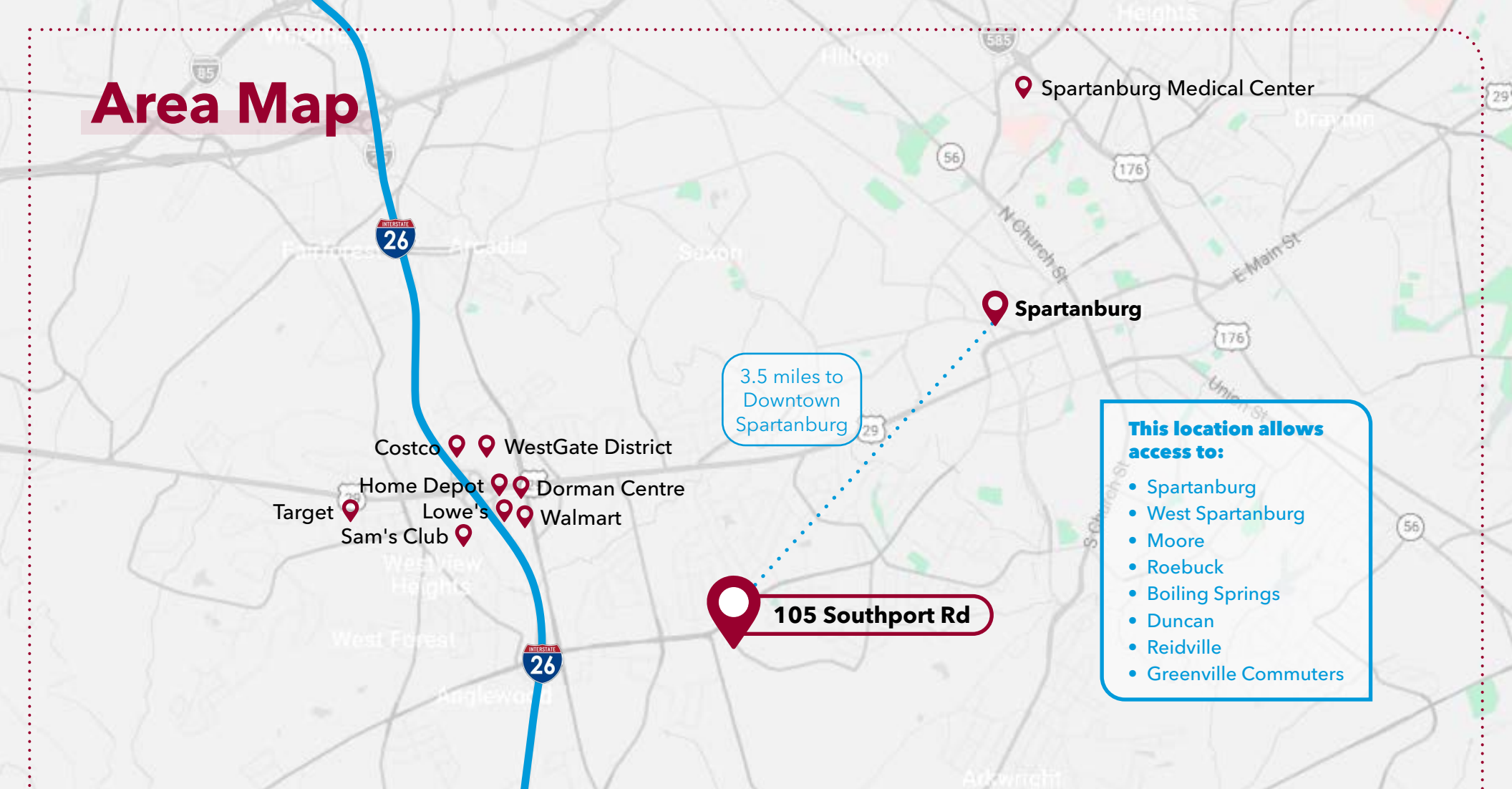
Replacement Cost Advantage

Replicating a facility of similar size, parking capacity, quality, and location today would require substantial capital investment.

A Distinctive Opportunity

Whether viewed as an owner-user opportunity, institutional facility, event venue, or adaptive reuse investment, 105 Southport Road presents an increasingly rare combination of quality improvements and strategic positioning.

Area Map



Positioned Within Spartanburg's Premier Growth Corridor

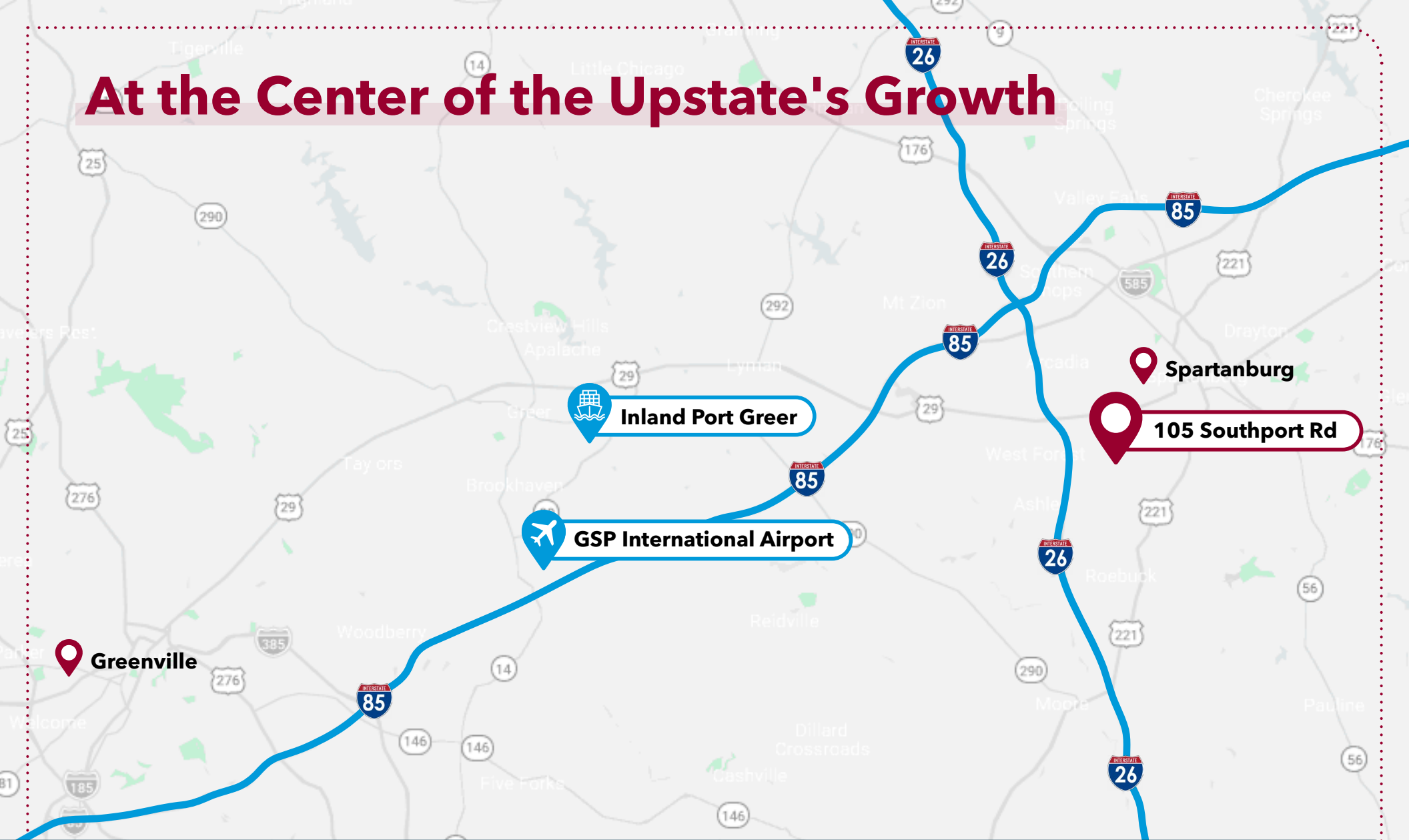
The Westside corridor has emerged as one of the most dynamic commercial and residential submarkets in Spartanburg County.

Anchored by Interstate 26 and supported by significant retail, residential, healthcare, and commercial investment, the corridor serves as a major gateway connecting

Spartanburg to the broader Greenville-Spartanburg region.

The property's location provides convenient access to established neighborhoods, growing residential communities, major employers, educational institutions, and regional transportation networks.

At the Center of the Upstate's Growth



Less than 1 Mile to I-26



Convenient Access to I-85



25 Minutes to GSP International Airport



18.3 Miles to Inland Port Greer



Access to Greenville-Spartanburg Economic Corridor

Demographics

Population

Radius	2 Miles	5 Miles	10 Miles
2020 Population	22,968	87,995	206,183
2025 Population	25,749	100,792	236,749
2030 Population Projection	28,669	112,581	264,556
Annual Growth 2020-2025	2.4%	2.9%	3.0%
Annual Growth 2025-2030	2.3%	2.3%	2.4%

Households

Radius	2 Miles	5 Miles	10 Miles
2020 Households	9,369	34,367	79,834
2025 Households	10,495	39,483	91,858
2030 Household Projection	11,693	44,167	102,775
Annual Growth 2020-2025	1.7%	2.1%	2.2%
Annual Growth 2025-2030	2.3%	2.4%	2.4%

Incomes

Radius	2 Miles	5 Miles	10 Miles
Avg Household Income	\$64,544	\$74,623	\$82,291
Median Household Income	\$52,180	\$55,041	\$62,136

Labor Force

Radius	2 Miles			5 Miles			10 Miles		
	Employees	Businesses	Employees Per Business	Employees	Businesses	Employees Per Business	Employees	Businesses	Employees Per Business
Service-Producing Industries	9,343	1,124	8	54,493	5,945	9	85,671	9,329	9
Goods-Producing Industries	456	63	7	8,953	472	19	16,923	998	17
Total Daytime Employment	9,799	1,187	8	63,446	6,417	10	102,594	10,327	10



**SPARTANBURG
POPULATION**

40,000+
CITY OF
SPARTANBURG
POPULATION

380,000+
GREATER
SPARTANBURG
AREA POPULATION

Strong Growth Fuels Spartanburg County's Economic Momentum

Spartanburg County continues to experience strong population growth and economic expansion, benefiting from its position within one of the Southeast's most significant manufacturing and logistics markets.

Multiple Paths to Value Creation



1

Religious

- Church Campus
- Satellite Church
- Ministry Headquarters



2

Education

- Charter School
- Private School
- Daycare
- Training Center



3

Events

- Wedding Venue
- Conference Center
- Community Venue



4

Commercial

- Corporate Headquarters
- Medical Conversion
- Showroom Facility
- Nonprofit Headquarters



5

Institutional

- Community Center
- Government Use
- Civic Organization

A Rare Opportunity in the Upstate Market

Opportunities to acquire a facility offering this level of quality, visibility, parking, flexibility, and regional accessibility are increasingly limited throughout the Upstate market. 105 Southport Road represents a unique opportunity to acquire a highly functional commercial asset positioned for long-term success within one of South Carolina's strongest growth regions.



Contact Us Today



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