

### 807 EAST MAIN STREET, SPARTANBURG

WILL RENOVATE TO MEET  
TENANT'S REQUIREMENTS

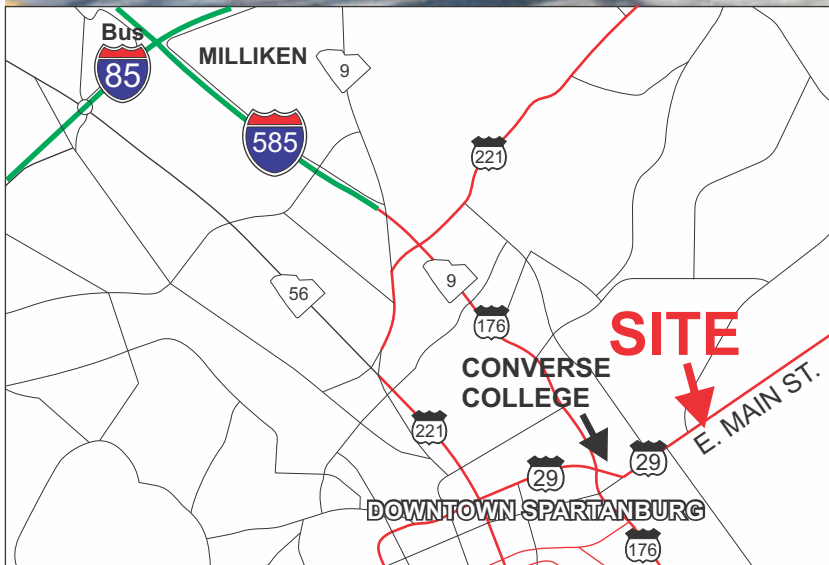
3,100+- SF

CLOSE TO  
CONVERSE  
UNIVERSITY



- 2021 TRAFFIC COUNT: 26,000 VPD
- 1/2+- MILE FROM DOWNTOWN SPARTANBURG

- TAX MAP 7-12-08-244.00
- ZONED CITY OF SPARTANBURG LIMITED OFFICE DISTRICT (LOD)
- 0.32+- ACRE LOT



## \$450,000

LEASE RATE TO BE DETERMINED,  
BASED ON UPFIT REQUIREMENTS

FOR MORE INFORMATION CONTACT  
GLENN YOUNG AT 864-384-4999  
gyoung@langston-black.com

**LANGSTON BLACK**  
REAL ESTATE, INC.

P.O. BOX 2167  
GREER, S.C. 29652  
BUS: 864-848-9070

302

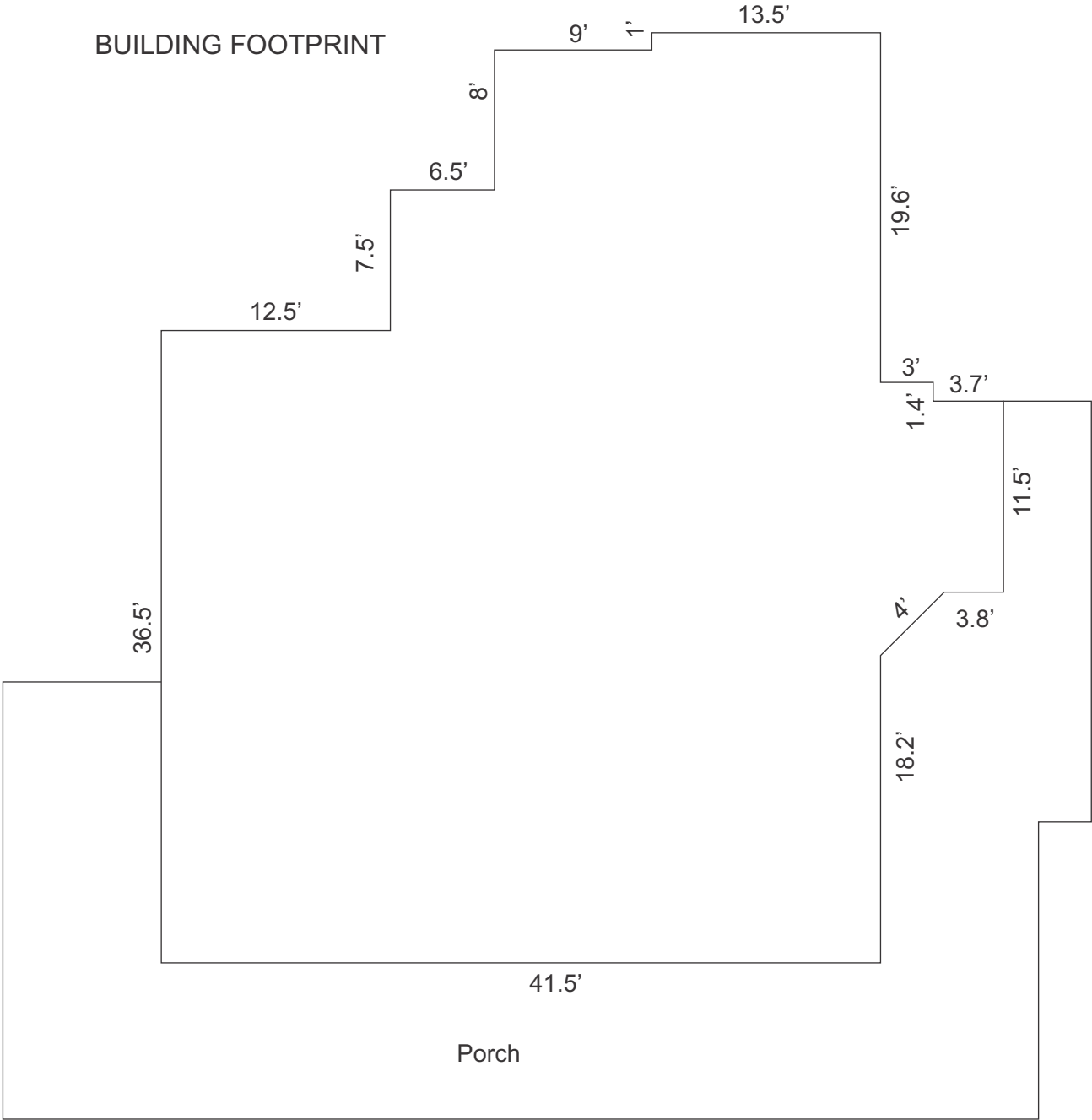
[www.langston-black.com](http://www.langston-black.com)







BUILDING FOOTPRINT



Porch



THE HOME DEPOT

SPARTANBURG HIGH SCHOOL

Walmart

LIDDL

LOWE'S

VSC TRACTOR SUPPLY CO

Publix

PETCO

Marshalls

iROSS DRESS FOR LESS

ALDI

ALDI

THE FRESH MARKET

WILLY & TACO TEQUILA COCINA

State Farm

Edward Jones

ROBERTSON, CPA

EDGAS POOLE OPTOMETRIST

ARTHUR STATE BANK

EGGS UP GRILL

The LandArt Design Group

Carolina Pediatric Dentistry

CONVERSE

SITE

DOWNTOWN SPARTANBURG