• Historic redevelopment community located off of Drayton Rd. in Spartanburg.
• Multiple suites available from 1,466± Sq. Ft. to 7,434± Sq. Ft.
• Great visibility with traffic count of 18,200± cars per day on Drayton Rd.
• Fully leased apartments on campus with 500± residents
• Spartanburg County Tax Map #: 7-08-12-114.01

For more information on becoming a part of this dynamic community please contact:

Greyson Furnas 864.316.8192
greysonfurnas@spencerhines.com

Dylan Abernathy 864.237.8613
dabernathy@spencerhines.com
DRAYTON MILLS MARKETPLACE

THE WAREHOUSES:

Suite 101  ±2,433 SF (LEASED: DRAYTON EVENTS)
Suite 109  ±1,980 SF (LEASED: DRAYTON EVENTS)
Suite 110  ±5,035 SF (LEASED: BURN BOOTCAMP)
Suite 115A ±2,187 SF (LEASED: DRAYTON EVENTS)
Suite 115B ±2,187 SF (LEASED: DRAYTON EVENTS)
Suite 120A ±1,788 SF (LEASED: SEAMON WHITESIDE)
Suite 120B ±1,475 SF (LEASED: EDWARD JONES)
Suite 120C ±1,776 SF (LEASED: AGRACEL INC.)
Suite 120D ±1,168 SF
Suite 125  ±2,431 SF (LEASED: TAP HOUSE/BREWERY)
Suite 125B ±327 SF (LEASED: TAP HOUSE/BREWERY)
Suite 130  ±4,181 SF (LEASED: MOZZA ROASTERS)
Suite 135A ±1,760 SF
Suite 135B ±3,290 SF (LEASED: PI SQUARED)
Suite 140  ±7,447 SF

THE COMPANY STORE:

Suite 301  ±6,966 SF (LEASED: THE STANDARD)
Suite 305  ±2,655 SF
Suite 305 Up ±817 SF
Suite 309  ±1,299 SF
Suite 120A ±1,736 SF (LEASED: PALMETTO PROACTIVE)

Contact Broker For Lease Rates

WWW.SPENCERHINES.COM

Greyson Furnas: 864.316.8192
GreysonFurnas@spencerhines.com

Dylan Abernathy: 864.237.8613
Dabernathy@spencerhines.com
THE WAREHOUSES

These two historic buildings on the Drayton Mills campus were constructed between 1918-1950s. They are positioned at the center of the site, and serve as the heart of the campus. Totaling 60,000 square feet and distributed over a wide variety of spaces, The Warehouses are home to variety of tenants such as Pi Squared Pizza, Mozza Roasters/Bella Latte, Burn Boot Camp, Holliday Brewing, Edward Jones & Seamon Whiteside. The Warehouses also include a first-class event space, Drayton Events, which totals over 8,000 sf and will host events of all varieties, including weddings, corporate events, & more. The remaining space promotes the attraction of such establishments as a café, a fine dining restaurant, a local-fare market, a salon/spa, and customer-oriented businesses of all varieties.

THE COMPANY STORE

Built in 1919 and fronting Drayton Road, the Company Store will continue to serve as the face of the campus. This elegantly detailed, slate-roofed building still features its original windows and tin ceilings. Totaling 10,000 square feet, the space has been reinvented with the presence of fine dining at Rick Erwin’s The Standard & progressive healthcare options via Palmetto Proactive Healthcare. With the blending of historic architecture and fresh, modern amenities, the remaining available space is one-of-a-kind in the Upstate and can be built out per the tenant's needs.
DRAYTON MILLS MARKETPLACE

“One of Spartanburg’s most bustling, vibrant places to live, work, and play”

• Beautiful Romanesque Revival and Tudor Revival architecture designed by Lockwood Greene & Company and listed on the National Register of Historic Places.

• Drayton Mills Lofts has become a thriving residential community, featuring a state-of-art fitness center, lap pool and bustling social spaces. These 288 luxury lofts house over 500 residents in the Spartanburg Community.

• 5 Mile Greenway Trail which passes directly through campus that Connects to the Spartanburg Trail Network.

• Drayton is less than 5 minutes by car or approximately 30 minutes on foot from Downtown Spartanburg.

• Full-Time Office & Maintenance Staff of 8 along with full-time program manager to program event space & overall campus.

• Newly installed traffic light & crosswalk at entry of campus.

WWW.SPENCERHINES.COM

Greyson Furnas- 864.316.8192
GreysonFurnas@spencerhines.com

DRAYTON MILLS MARKETPLACE

SPARTANBURG THERE’S ONLY ONE.

• Spartanburg is Home to Seven Colleges & Universities that have a collective enrollment of over 15,000 students.

• Spartanburg County is projected to add nearly 40,000 residents by 2030, increasing the total population to more than 351,000 people. Nearly a 13% increase since 2014.

• During the past five years, Spartanburg County has averaged adding $14.9 million in investment and approximately 26 new jobs each week.

• Construction Underway for new Drayton Elementary School, which will combine 8 schools in the community, enrolling approximately 2,200 students & will be connected to Drayton Mills via paved walking trail as part of Spartanburg Trail Network.

“During the past three years, Spartanburg County has attracted $1.91 billion in investment, an overwhelming majority of the investment in the Upstate”

-Allen Smith, CEO
Spartanburg Area Chamber of Commerce

$16.6 Billion
Annual statewide economic output

WWW.SPENCERHINES.COM

Greyson Furnas- 864.316.8192
GreysonFurnas@spencerhines.com
<table>
<thead>
<tr>
<th>Demographics</th>
<th>1 Mile</th>
<th>3 Miles</th>
<th>5 Miles</th>
</tr>
</thead>
<tbody>
<tr>
<td>Average Age</td>
<td>39.1</td>
<td>39.6</td>
<td>37.2</td>
</tr>
<tr>
<td>Population</td>
<td>4,168</td>
<td>37,576</td>
<td>84,384</td>
</tr>
<tr>
<td>Projected Population (2022)</td>
<td>4,304</td>
<td>38,635</td>
<td>87,395</td>
</tr>
</tbody>
</table>

*Demographics provided by ESRI*
Become a part of SC’s largest historic redevelopment project at Drayton Mills.