



The Commons

AT DRAYTON MILLS

1785 DRAYTON RD, SPARTANBURG, SC

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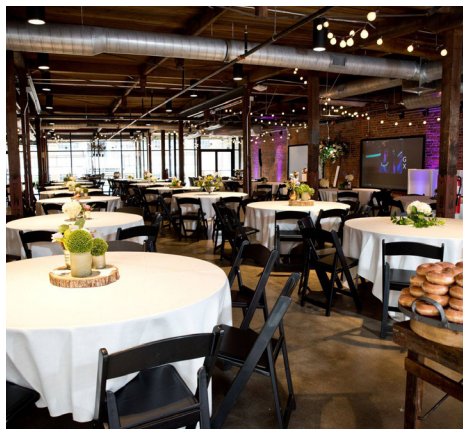


Colliers | South Carolina
145 W. Main St, Suite 300
Spartanburg, SC 29306
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THE COMMONS at Drayton Mills

*FOR SALE: ±7 Acres for Retail /
Mixed-Use Development*

The Drayton Community continues to expand with new townhomes, single-family residences and plans for additional recreational and leisure amenities. With 7 acres available for mixed-use or retail development, this site offers a rare opportunity to become part of a master-planned community that blends historic charm with modern growth.



The Commons at
Drayton Mills



Existing



Under Construction



Planned for Future Development

PROPERTY HIGHLIGHTS

The Drayton Mills community is one of the many growing corridors on the outskirts of Downtown Spartanburg. Colliers is pleased to offer seven acres of land for sale within this community. Owned by Pacolet Milliken, The Commons at Drayton Mills offers a prime location near restaurants, high-end retail and newly developed single family and multifamily communities, and is directly across from the Drayton Mill Lofts and Marketplace.



PREMIER LOCATION

The Commons' premier address offers unparalleled location and accessibility to shopping, dining and living



ENTERTAINMENT

The Marketplace features restaurants, gyms, barber shops, financial services, educational extensions and more



ACCESSIBILITY

This area in particular has high pedestrian traffic, ideal for mixed-use, retail and hospitality projects



PRO-BUSINESS

Spartanburg has a strong economic focus, offering incentives to make it easier for buyers to develop and build



REVITALIZATION

Spartanburg is seeing significant revitalization, fueling new development and appreciating property values



LIVING

Numerous existing and future single and multi-family developments within walking distance



GROWTH

Spartanburg County continues to be among one of the fastest growing communities in the southeast



THRIVING INDUSTRY

Spartanburg is home to one of the most booming industrial corridors, located in the epicenter of Charlotte and Atlanta



SITE PLAN SCENARIOS



SCENARIO A

Buildings A-C:

±33,900 SF Office + Retail Space
129 Parking Spaces

Building D:

±6,000 SF Office Space
20 Parking Spaces

SCENARIO B

Buildings A-B:

±33,900 SF Office + Retail Space
135 Parking Spaces

Building C:

±6,000 SF Office Space
20 Parking Spaces



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Colliers

DRAYTON MILLS COMMUNITY



AREA SNAPSHOT

Drayton Mills Community

RESTAURANTS

Dray Bar & Grill
Pi-Squared
Tacos and Bla Bla Bla
Habit Beverage Lounge

RETAIL

Reinvintage Warehouse
The Lauren Ashtyn Collection
Wealth Enhancement Group
Edward Jones
Barenuckle Barbershop

ENTERTAINMENT

1800 Drayton Catering & Events
Burn Boot Camp
Converse University E-Sports
Palmetto Proactive Healthcare
Flow State Spartanburg
Sparkle City Chiropractic



POPULATION
±93,838



AVG. HH INCOME
\$85,441



HOUSEHOLDS
±38,004

*Demographics are within a 5-mile radius

DOWNTOWN SPARTANBURG



AREA SNAPSHOT

Downtown Business District

RESTAURANTS

Main St Pub
Delaney's Irish Pub
Isla's on the Square
Miyako's
Bond Street Wines
Sophia's
Health in Hand
The Peddler Steakhouse
The Flying Biscuit
Groucho's Deli
Pokenori
Cribb's Kitchen
Rocker's Brewery
Takosushi
Rick Erwin's Level 10
Konnichiwa of Spartanburg
Little River Roasting

Starbucks
Ali Baba
The SamMitch Shop
Burgar
Monsoon Noodle House
Blue Moon Specialty Foods & Bodega
The Kennedy
El Paso: Tacos and Tequila
The Pharmacy Coffee
Spill the Beans
Lemongrass Kitchen
Lime Leaf
Rigsby's
Venus Pie

RETAIL

The Local Hiker
The Laque House
Pink on Main
The Lemon Peel
Prices' Store for Men
Cara Bella Boutique
Market on Main
Armoire
Talan Antiques and Interiors
Mane and Magnolia
The Oxford Barber Company
Green Papaya Salon
James & James Collection

ENTERTAINMENT

Underpin Lanes 'N Lounge
Fr8Yard
The Children's Museum
Citizens & Southern Event Center
The Johnson Collection
Fifth Third Park Baseball Field
Streaking Birdies
Craft Axe Throwing
Indigo Hall and Events
Local Hiker Pub
The Club House
The Chapman Cultural Center
George D. Johnson Business School (Division of USC Upstate)
The Vintage Toast
The Piedmont Club

SPARTANBURG, SC

Downtown Spartanburg offers the best of both worlds: small-town charm with big-city momentum.

Whether you're building, investing, living or launching a business, this walkable urban core is thriving with new development, local restaurants and cultural attractions. With seven colleges, major employers and a supportive business climate, Spartanburg is full of energy and opportunity. Affordable land prices, strategic growth and ongoing revitalization make it a smart place to plant roots, build community and grow your future.



**#1 SMALL METRO IN THE US
FOR ECONOMIC GROWTH**

Ten at the Top, 2021



**ONE OF THE FRIENDLIEST
TOWNS IN THE SOUTH**

Thestate.com



**ONE OF THE SOUTH'S
BEST CITIES ON THE RISE**

Southern Living

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