

Available For Lease or Purchase

±3,516 SF, Second Generation Restaurant Space in Downtown Fountain Inn

123 N Main Street Fountain Inn, SC 29664



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Executive Summary

123 N Main St. Fountain Inn, SC



Property Description

Introducing a rare opportunity to secure your retail presence in the heart of Fountain Inn, South Carolina's. We are happy to offer the opportunity to lease or purchase approximately $\pm 3,516$ square feet. Recently renovated to include a new TPO roof, upgraded 400 AMP service, two modern restrooms, and two exhaust vent hoods, this restaurant is primed for success. The property has excellent visibility on N Main Street and benefits from downtown foot traffic.

Investment Specifications

Building Size:	$\pm 3,516$ SF
Lease Rate:	\$27/SF (NNN)
Sale Price:	\$1,500,000

Property & Location Highlights

- Located on N. Main Street
- New capital improvements made to property:
 - New TPO Roof
 - 400 AMP Service
 - 2 New Restrooms
 - 2 Exhaust Vent Hoods
- Restaurant space fully built out by current tenant in 2019
- Furniture and equipment available for purchase
- 2023-2028 Expected Population Growth: 5.04%
- ± 5 minute walk to Mill at Fountain Inn
- ± 1 mile from I-85

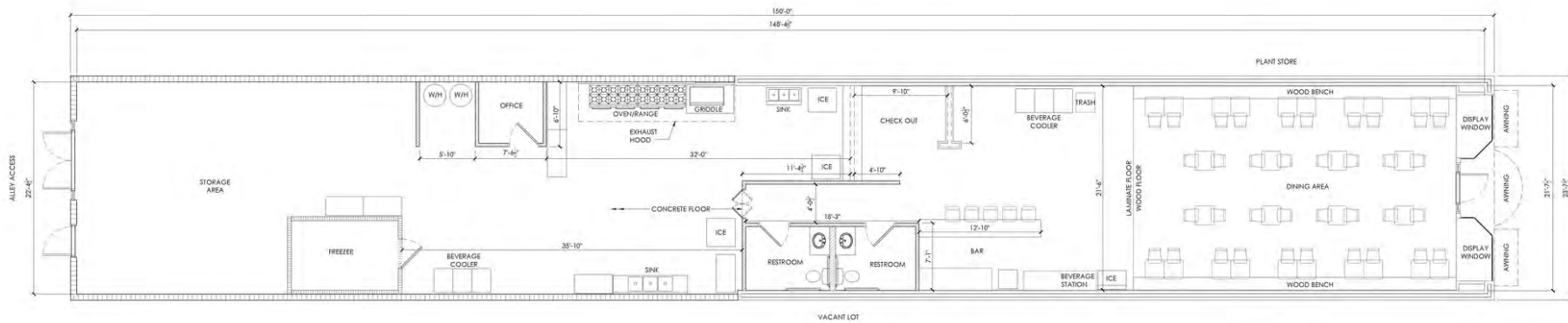


Floor Plan

123 N Main St. Fountain Inn, SC



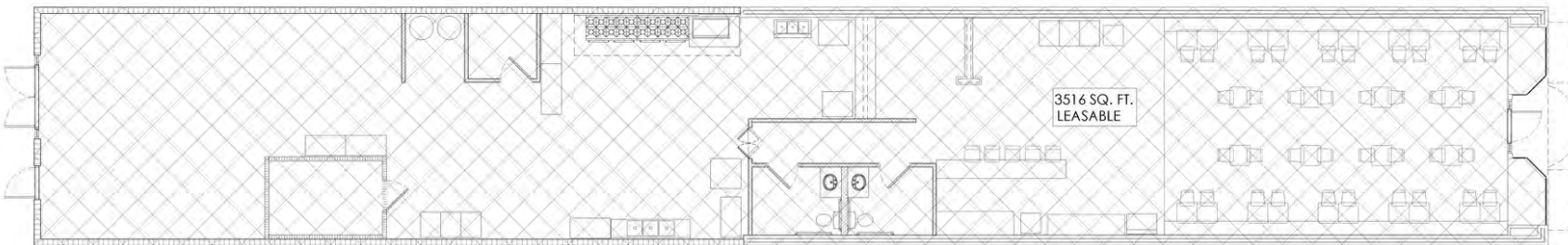
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SEAL



1 FLOOR PLAN
SCALE: 3/16" = 1'-0"



3544 SQ. FT.
GROSS
(EXTERIOR
FOOTPRINT)



2 LEASABLE AREA
SCALE: 3/16" = 1'-0"



123 N MAIN ST
FOUNTAIN INN, SC

REVISIONS

PROJECT DATA
OXFORD CAPITAL
PROJECT NUMBER
24110
ISSUE DATE
4-30-24

A1.0
AS-BUILT
FLOOR PLAN

Interior Photos

123 N Main St. | Main Dining Area



Interior Photos

123 N Main St. | Bar and Takeout Areas



Interior Photos

123 N Main St. | Kitchen Area



Your Neighbors

123 N Main St. Fountain Inn, SC



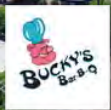
DUNKIN'
DONUTS



Gramercy Woods

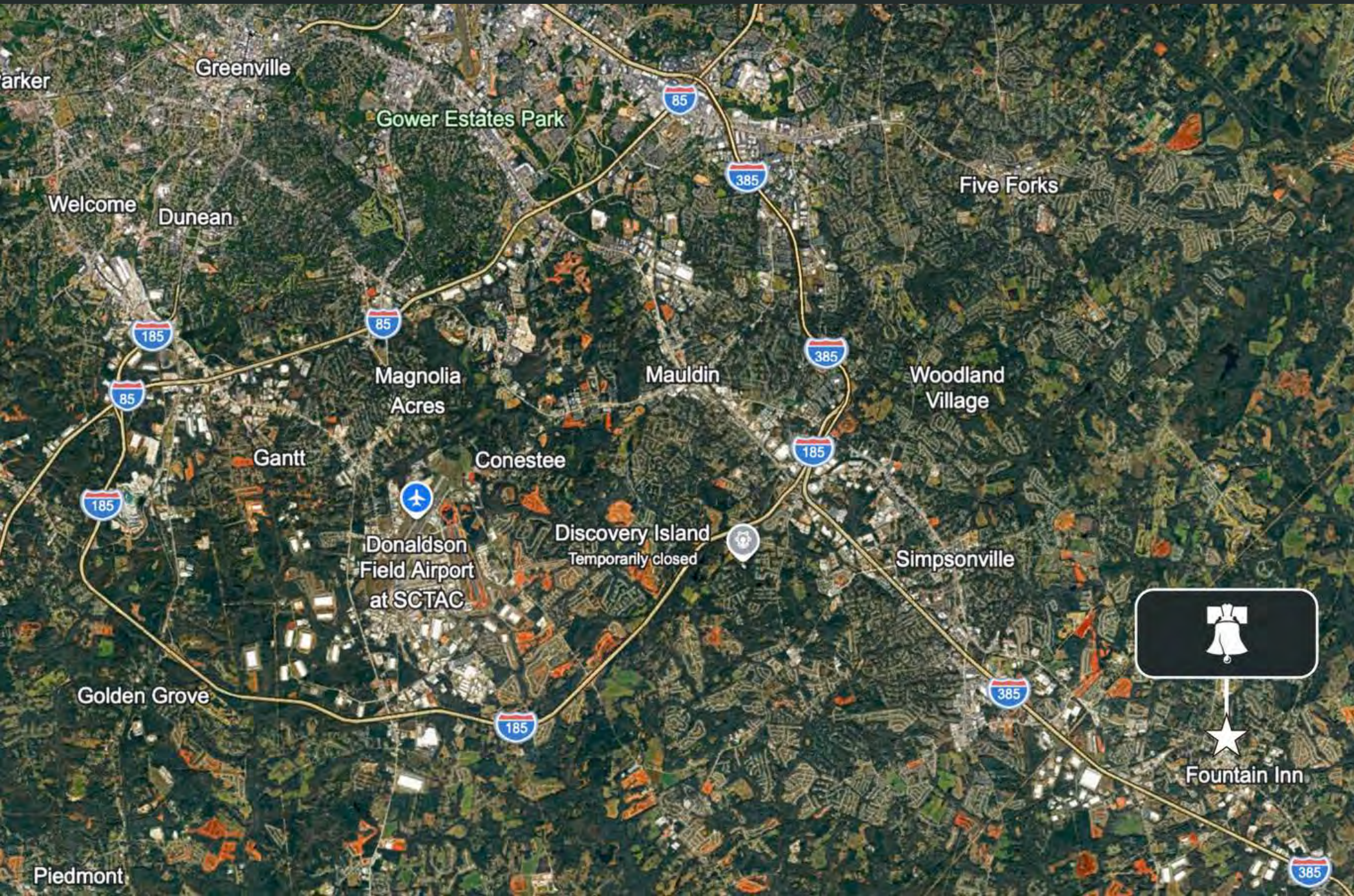


New City Parking Garage



Municipality Map

±10 Minutes to Downtown Simpsonville | ±27 Minutes to Downtown Greenville



Market Overview

Upstate, South Carolina



Upstate South Carolina has quietly become one of the Southeast's strongest markets for corporate relocations and industrial investment. Located along the I-85 corridor between Atlanta and Charlotte, the 10-county region offers genuine logistical advantages; not just proximity, but infrastructure, workforce depth, and a tax environment that meaningfully impacts occupancy costs.

The research and innovation ecosystem here is real. Michelin, Milliken & Company, and GE Vernova all maintain significant R&D operations in the region, creating a talent pipeline and supply chain network that benefits incoming occupiers across automotive, life sciences, aerospace, and advanced manufacturing.

On the cost side, a below-average cost of living (7.5% under the national average) gives employers a recruiting and retention edge that's increasingly hard to find in comparable Sun Belt markets. The lifestyle is legitimate too; this isn't a talking point, it's a retention factor that operators consistently cite post-relocation.

For tenants and investors evaluating the Southeast, Upstate South Carolina warrants serious consideration.



Market Overview

Fountain Inn, South Carolina



Fountain Inn's roots trace back to the mid-1800s, when the town took shape following the 1886 arrival of the Charleston and Western Carolina Railroad. By the early twentieth century it had grown into a thriving commercial hub with hotels, a cotton gin, a bank, a pharmacy, and a textile mill that anchored the local economy for generations. The city's name itself comes from a historic inn along the old stagecoach route, where a gushing spring made the stop a welcome landmark for travelers. That spirit of preservation continues in the revitalized downtown, anchored by the adaptive reuse of the historic Fountain Inn High School, a 1939 Art Deco structure now home to the Younts Center for Performing Arts, which has become the cornerstone of a thriving cultural district.

The city sits within the Greenville-Mauldin-Easley Metropolitan Statistical Area, with Interstate 385 running along its southern edge, providing direct access to Greenville and the broader Upstate market. Its proximity to top-tier higher education institutions and large metro areas like Greenville and Atlanta makes it an excellent location for businesses, and the city is already home to a diverse roster of industries. Fountain Inn has experienced significant growth over the past decade, driven by an excellent school system, low taxes, and a strong economy.

What truly sets Fountain Inn apart is its quality of life paired with small-town accessibility. Commerce Park along Historic Depot Street hosts dozens of annual events attracting tens of thousands of visitors each year, while the city's farmers' market, breweries, and expanding dining scene continue to draw new residents and foot traffic to Main Street.



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MAJOR DISTRIBUTION
CENTER IN SOUTH
CAROLINA**



**FASTEST GROWING CITY
IN UPSTATE, SOUTH
CAROLINA**

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Freedom Commercial, LLC



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