

Snyder Property

The Grain District

344 S. Daniel Morgan Ave. Spartanburg, SC 29306

Tax Map : 7-12-14-005.00

- ◉ Located within the historic Grain District, an emerging arts and entertainment district that anchors the west end of Downtown Spartanburg.
- ◉ Grain District is home to award-winning RJ Rockers Brewery and several other restaurants and bars, an independent bookstore, coffee shop, wine store, and just a short walk from all of Morgan Square's art galleries, restaurants and retailers.
- ◉ The 15,000 sf warehouse includes two loading dock doors in front and an additional one to the rear.
- ◉ With 18' to 20' ceilings throughout, the warehouse building provides an authentic, gritty character that would be ideal for a craft brewery.
- ◉ City's Downtown Master Plan envisions entire 10.5-acre site as mixed-use development.
- ◉ Adjacent to the future 10-story AC by Marriott Hotel, which will include 110 rooms, meeting space, restaurant, and rooftop bar.



AC Marriott Hotel Rendering



Site photo of building along Daniel Morgan Ave.



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Downtown Spartanburg



Spartanburg By The Numbers

#seespartanburgrise

65

Businesses that have opened
in Downtown Spartanburg
since 2013

13%

Growth in restaurant and bar sales in
Downtown Spartanburg last year

19,154

Jobs within 1.5 mile radius of
Morgan Square

350

Residential units in Downtown
Spartanburg

+102

Minimum number of residential units
planned for Downtown Spartanburg in
the next 24 months

\$120m

Amount of investment completed or
announced in Downtown Spartanburg
since 2013