



THE
MONTGOMERY
BUILDING

HISTORIC CAROLINA THEATRE

REDEVELOPMENT OPPORTUNITY

Contact for Information and pricing:

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THE MONTGOMERY BUILDING



THEATRE HISTORY

Originally constructed as the Montgomery Theatre in 1924, the historic Carolina Theatre is incorporated into the 10-story office tower known as the Montgomery Building.

In 1932, Wilby-Kinsey took over management and the name was changed to the Carolina Theatre.

Although the theatre went through a round of renovations in the 1970s, it was unable to maintain a steady customer base and soon after permanently closed its doors.

The space has sat abandoned for nearly 50 years now but due to Spartanburg's downtown resurgence, preservationists, historians, and locals believe the theatre could once again be restored and serve as an asset to the city.

DID YOU KNOW?

ONE OF THE THEATRE'S MOST FAMOUS ACTS, ELVIS PRESLEY, PERFORMED AT THE CAROLINA THEATRE IN 1956 TO A PACKED HOUSE.



REDEVELOPMENT OPPORTUNITY AT ICONIC DOWNTOWN SPARTANBURG LOCATION

CAROLINA THEATRE FOR LEASE



Italian Renaissance Revivalist architecture details throughout



Listed on the National Register of Historic Places



Ready for creative repurposed use after renovations

After nearly 50 years of lying dormant, The Montgomery Building is offering an opportunity to bring a well-loved Spartanburg landmark back to life.

The Carolina Theatre encompasses $\pm 19,000$ SF on the ground level of the newly redeveloped Montgomery Building, currently divided between the main level auditorium, offices, upper balcony areas and restrooms.

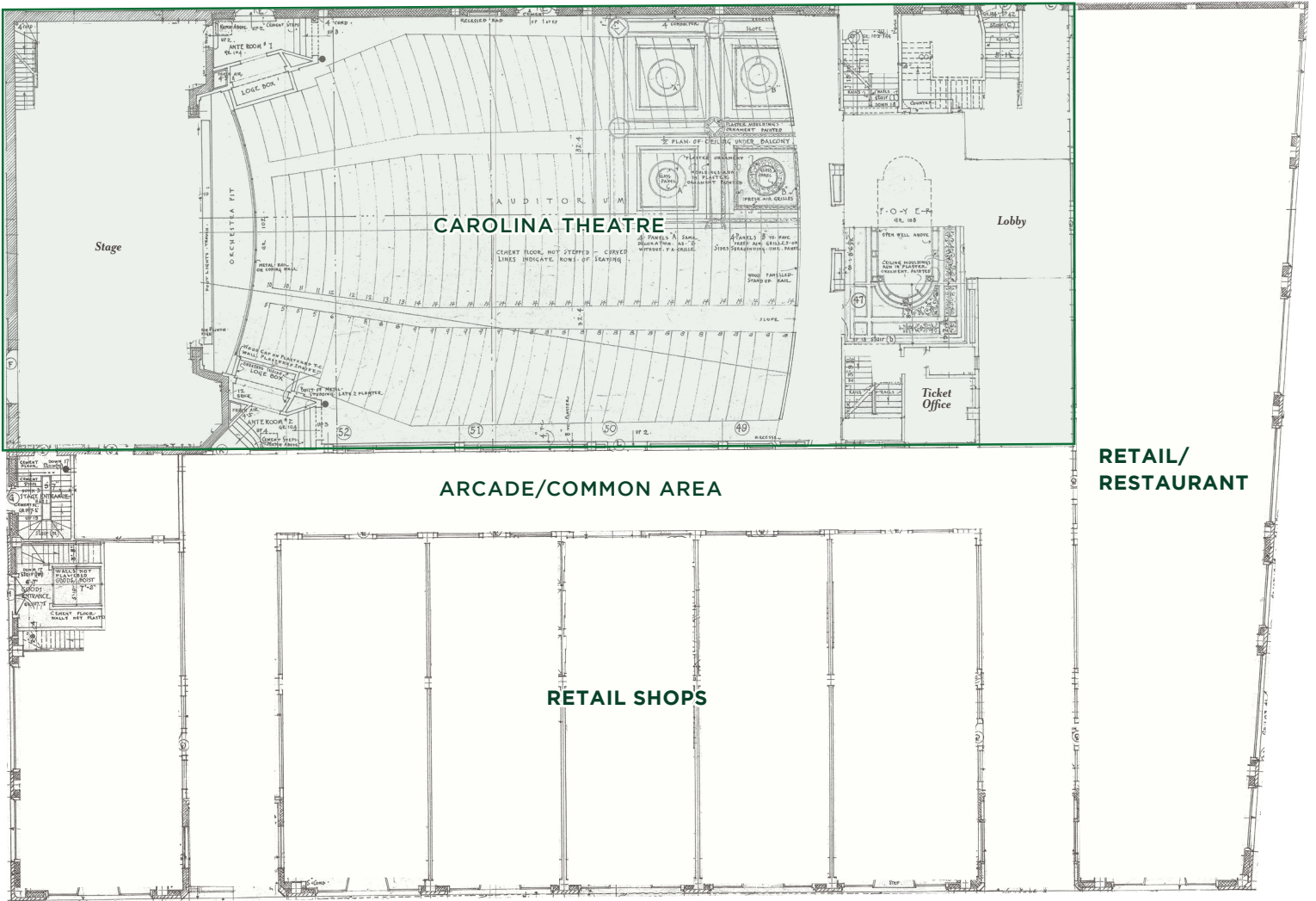
This unique space features ornate details and 1920s architectural elements which could be repurposed as an entertainment venue or concert hall with an existing stage and auditorium. Other uses could

include specialty retail, hospitality or office. The property owner is willing to get creative and participate in necessary renovations in order to accomplish the right tenant's vision for the space.

The Montgomery Building offers incoming tenants the opportunity to capitalize on existing familiarity within the community and draw from a large consumer base in the immediate area which includes residents of the building's 63 apartments, patrons of existing retail tenants and visitors to the adjacent USC Upstate College of Business, Chapman Cultural Center and Spartanburg Marriott.



The Montgomery Building offers an exceptionally unique opportunity in downtown Spartanburg less than a 5-minute walk from the central business district with ample on-site parking for patrons.



SPECIFICATIONS

| | |
|--|---|
| Size | ±19,000 SF (potentially subdivisible) |
| Availability | Ready for restoration and tenant upfit for creative reuse |
| Office/inventory /staff areas | Multiple options available in space |
| Parking | On-site garage with 162 spaces |
| Common areas | Access included |
| Montgomery Building Current Tenants | Pharmacy Coffee, Green Papaya Salon, Oxford Barber, Modern Real Estate Consultants, James & James Collection, Agape Health Care |



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LOCATION

CAROLINA THEATRE, THE MONTGOMERY BUILDING

DOWNTOWN SPARTANBURG

1,335

ANNUAL EVENTS AND FESTIVALS

26

RETAIL SHOPS/ BOUTIQUES

62

BAR RESTAURANTS

\$42,897

MEDIAN HOUSEHOLD INCOME (3-MILE RADIUS)

15

GREEN SPACES AND PARKS

76,507

DAYTIME POPULATION (3-MILE RADIUS)

19,528

OCCUPIED HOUSING UNITS (3-MILE RADIUS)

644

HOTEL ROOMS (3-MILE RADIUS) INCLUDES FUTURE FAIRFIELD SUITES

5,000

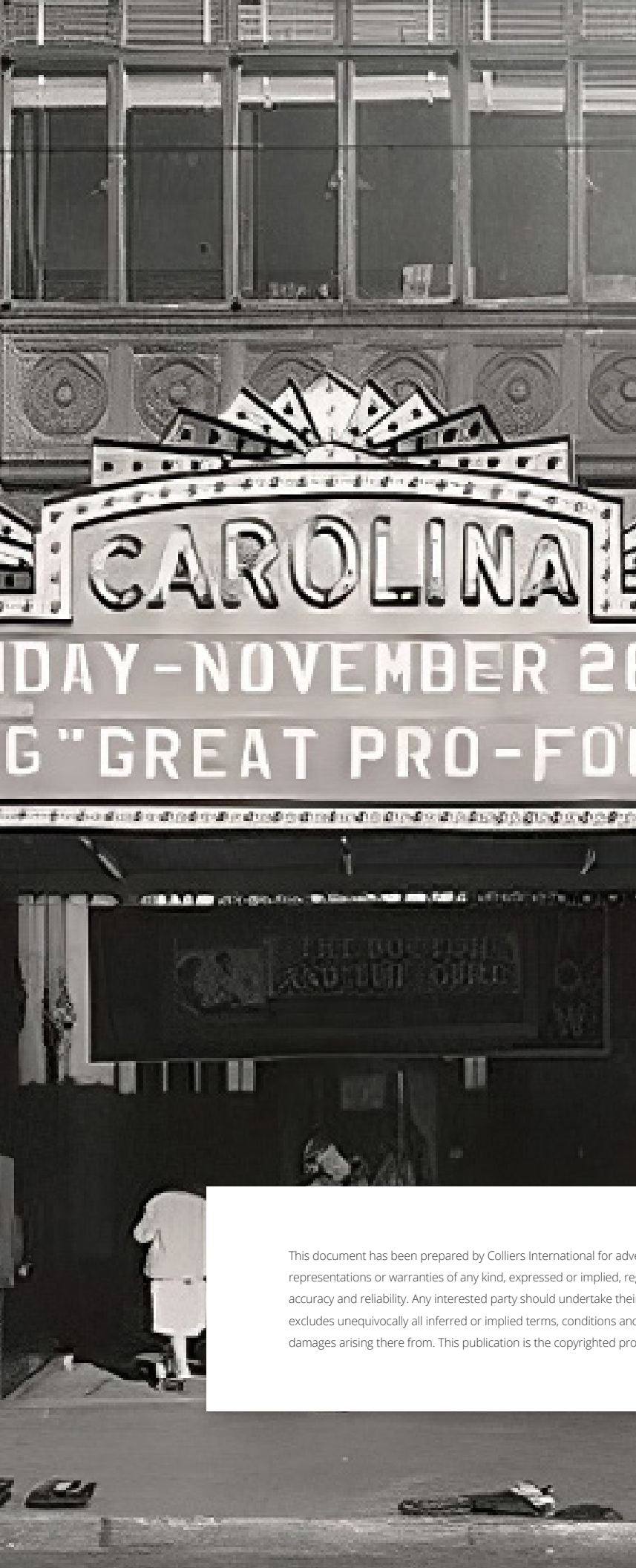
STUDENTS ENROLLED AT USC UPSTATE SCHOOL OF BUSINESS

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