



# *Business Resource Guide*

*Downtown Inman, South Carolina*





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We've created the Doing Business in Downtown Inman Guide to equip you with the essential tools for relocating or starting a new business in our community. Numerous resources and support options are available to assist you. Reach out to us anytime. Welcome to Downtown Inman!

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# Why Downtown Inman?



## WELCOME!

Downtown Inman is growing, and we're excited to welcome new businesses into our community. Whether you're opening your first storefront or expanding an existing concept, this guide is here to help you understand the process and what it's like to be part of our downtown.

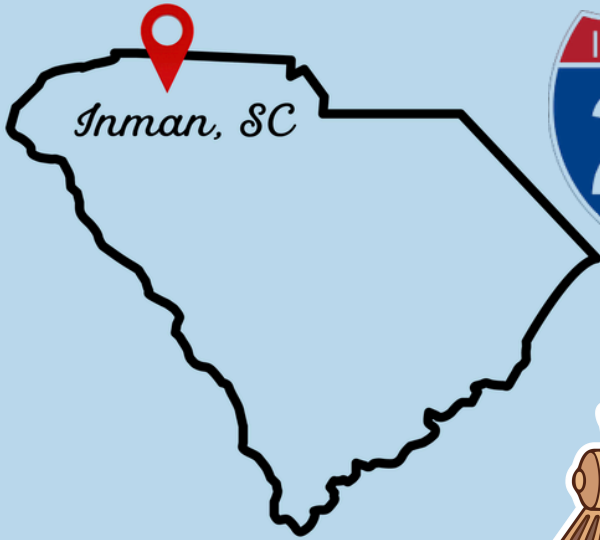
## WHY DO BUSINESS IN DOWNTOWN INMAN?

Downtown Inman offers a unique opportunity for businesses looking to be part of a close-knit and growing community. The downtown district continues to evolve, with a mix of established businesses and new opportunities for retail, dining, and service-based concepts.

This guide serves as a resource for entrepreneurs, business owners, and investors looking to establish, expand, or relocate their businesses in our city.



# Why Downtown Inman?



## LOCATION

Downtown Inman is located in northern Spartanburg County with easy access to I-26. This allows businesses to draw from surrounding communities including Spartanburg, Boiling Springs, Campobello, and Landrum.

## 2024 CENSUS DATA



**Population:**

**3,166**



**Median Age:**

**36.6**



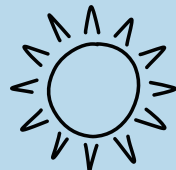
**Median Household Income:**

**\$63,599**



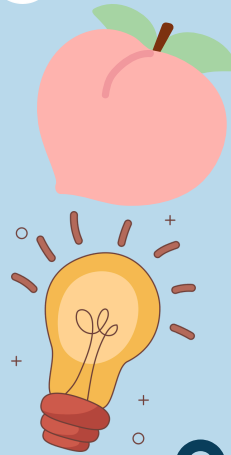
**Median Property Value:**

**\$192,500**



**Comfort Index:**

**7.5/10**



## ASSETS

- Railroad town history
- Blue Ribbon High School
- Peach history
- Inman Mills
- Alleyways

## MARKET

## OBSERVATIONS

- Greater Inman is growing faster, has a higher income, and is younger than the greater area, the county, and the state.
- The growth rates show no sign of changing.
- Residential growth has outpaced retail and services in the community.
- Greater Inman exports three times as many jobs as it imports.

# Why Downtown Inman?

## DOWNTOWN ACTIVITY & EVENTS

### 2026 SPECIAL EVENTS

MARCH 15 - MARKET ON MILL

APRIL 4 - JEFF BAILEY FISHING TOURNAMENT

APRIL 19 - MARKET ON MILL

MAY 17 - MARKET ON MILL

MAY 29 - MUSIC ON MILL

JUNE 5 - MUSIC ON MILL

JUNE 12 - MUSIC ON MILL

JUNE 19 - MUSIC ON MILL

JUNE 26 - MUSIC ON MILL

AUGUST 4 - NATIONAL NIGHT OUT

SEPTEMBER 13 - MARKET ON MILL

SEPTEMBER 26 - HARVEST DAY

OCTOBER 17 - CARTOBERFEST

OCTOBER 18 - MARKET ON MILL

OCTOBER 23 - MUSIC ON MILL: FALL EDITION

OCTOBER 24 - BOO ON MILL

NOVEMBER 11 - VETERANS DAY PARADE

NOVEMBER 15 - MARKET ON MILL

DECEMBER 5 - LIGHT UP INMAN AND CHRISTMAS PARADE

Downtown Inman hosts a variety of events throughout the year that bring consistent foot traffic and create opportunities for businesses to connect with customers.



These events contribute to thousands of annual visitors!

# Why Downtown Inman?

## MAIN STREET INMAN

Main Street Inman is a City-led program focused on strengthening and promoting downtown while supporting local businesses and long-term economic growth.

The program follows the Main Street Four-Point Approach®, a nationally recognized framework:

- Organization
- Promotion
- Design
- Economic Vitality

Through this approach, Main Street Inman helps create a downtown that is both welcoming and sustainable.

Main Street Inman is part of a larger network through Main Street South Carolina and Main Street America, providing access to resources, training, and support.

Business owners are encouraged to get involved and take advantage of opportunities as downtown continues to grow.



## FUTURE GROWTH



**SALUDA  
GRADE  
T R A I L**

The Saluda Grade Trail represents an exciting opportunity for the future of Downtown Inman and the surrounding region. The planned trail will run approximately 31.5 miles, connecting Inman, South Carolina to Zirconia, North Carolina.

# Opening a Business Guide



## PERMITS & APPROVALS

Depending on your business, you may need:

- Zoning approval or verification
- Building permits for renovations
- Sign permits for exterior signage
- Final inspections and a Certificate of Occupancy

A CO is required before opening and confirms the space meets all applicable regulations.

## ZONING

Opening a business starts with understanding zoning and confirming that your business is allowed at your desired location.

Downtown businesses are typically located in the Central Business District (CBD), which allows for a mix of retail, restaurant, and service-based uses.

Before signing a lease or purchasing property, you should:

- 1.) Confirm zoning for the property
- 2.) Verify your business type is permitted
- 3.) Ask about any requirements tied to the space



# Opening a Business Guide

## WHAT TO EXPECT

Most applications will require:

- A basic site plan or layout
- Description of your business use
- Details about any renovations or changes

City staff will review your application to ensure it meets zoning and safety requirements. Early communication with the City can help prevent delays and keep your project on track.

## BUSINESS LICENSE

All businesses operating within the City of Inman are required to obtain a City of Inman business license prior to opening.

Business license must be renewed annually and are based on your business type and revenue.



## BRICK & MORTAR

Opening a physical location typically involves:

- Securing a lease or property
- Confirming zoning approval
- Applying for permits
- Completing renovations (if needed)
- Completing inspections
- Receiving approval to open

Downtown Inman encourages businesses to maintain the character of buildings while creating welcoming and functional spaces.

# Thriving in Downtown Inman



## TIPS

A few tips to keep in mind:

- Be welcoming and approachable to both locals and visitors
- Keep consistent and reliable hours, especially during events
- Maintain a clean, inviting storefront
- Take advantage of downtown events to engage with new customers
- Build relationships with other downtown businesses
- Focus on creating an experience, not just a transaction
- Make use of social media

Creating a strong customer experience is one of the most important parts of running a successful downtown business. In a close-knit community like Inman, small details go a long way.

## HOSPITALITY TAX

Businesses that sell **prepared food or beverages** are subject to a 2% hospitality tax on gross proceeds.

- Due Date: Payments are due by the 20<sup>th</sup> of each month
- Penalty: A 5% penalty applies to any unremitted balance for each month after the due date.

# STAYING CONNECTED

Staying connected to the downtown community is key to long-term success.



@mainstreetinman  
@cityofinman

Main Street Inman provides opportunities to:

- Participate in events
- Promote your business
- Connect with other business owners



Main Street Inman  
Inman, SC - City Hall



[www.mainstreetinman.com](http://www.mainstreetinman.com)  
[www.cityofinman.org](http://www.cityofinman.org)

Taking advantage of these opportunities can help increase visibility and support growth.

## CONTACT



**Sarah Loftis,**  
Main Street Director  
[sloftis@cityofinman.org](mailto:sloftis@cityofinman.org)

### City Hall

20 S. Main Street  
Inman, SC 29349  
864-472-6200

### Business Hours:

M-T: 8 am - 5 pm  
F: 8 am - 3 pm

