

preliminary conceptual rendering



## 1914 E MAIN STREET SPARTANBURG . SOUTH CAROLINA 29307

### *available for lease:*

±5,200 SF existing building suitable for retail, showroom, office, or medical

Access to signal at Hillcrest Blvd

Existing building for lease

**Build-to-Suit considered**

### *property highlights:*

- High visibility location in Spartanburg's E Main Street retail node
- ±25,800 vehicles per day on E Main Street



SPARTANBURG COUNTY TAX MAP NO. 7134-32012343

### *exclusively listed by:*

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The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.



*prime location: directly acrosss from Hillcrest Market Place*

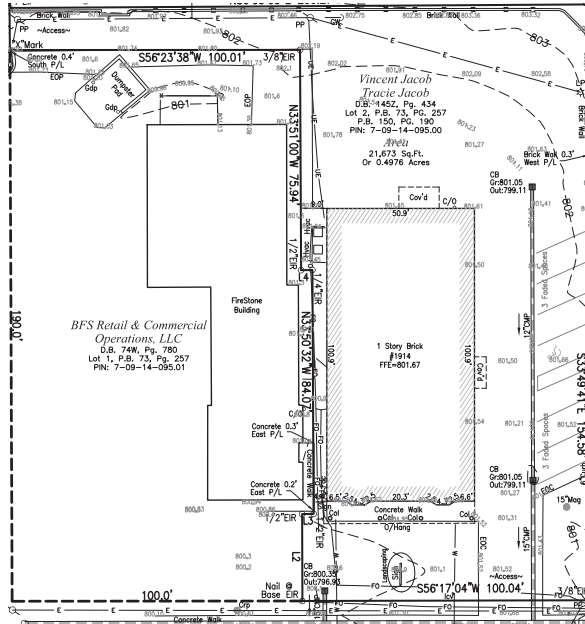


*2024 demographics*

	0-1 MILE	1-3 MILE	3-5 MILE
POPULATION	5,131	30,497	38,488
AVERAGE HOUSEHOLD INCOME	\$88,045	\$82,672	\$63,507
MEDIAN AGE	47.3	41.4	38.3

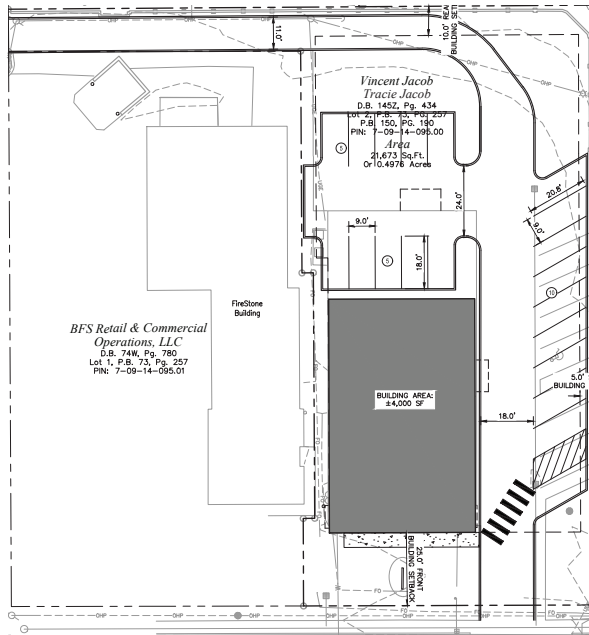
# 1914 E MAIN STREET SPARTANBURG . SOUTH CAROLINA 29307

## existing building/site plan



SIZE | 5,200 SF  
PARKING, AS EXISTING

## potential build-to-suit site plan



SIZE | 4,000 SF  
PARKING SPOTS | 20