

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

\$14.00 PSF + \$4 est. TICAM (as-is)

Short-term lease considered

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

exclusively listed by:

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SPARTANBURG COUNTY TAX MAP NO. 713432012343


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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.

1914 E MAIN STREET

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prime location: directly acrosss from Hillcrest Market Place

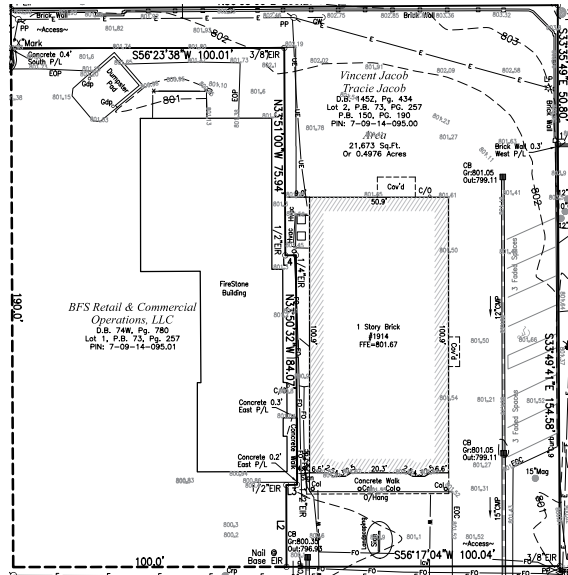


2024 demographics

	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

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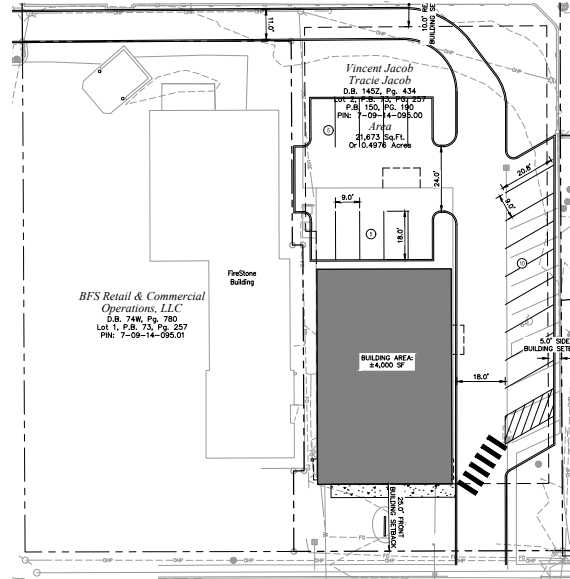
existing building/site plan



SIZE | 5,200 SF

PARKING, AS EXISTING

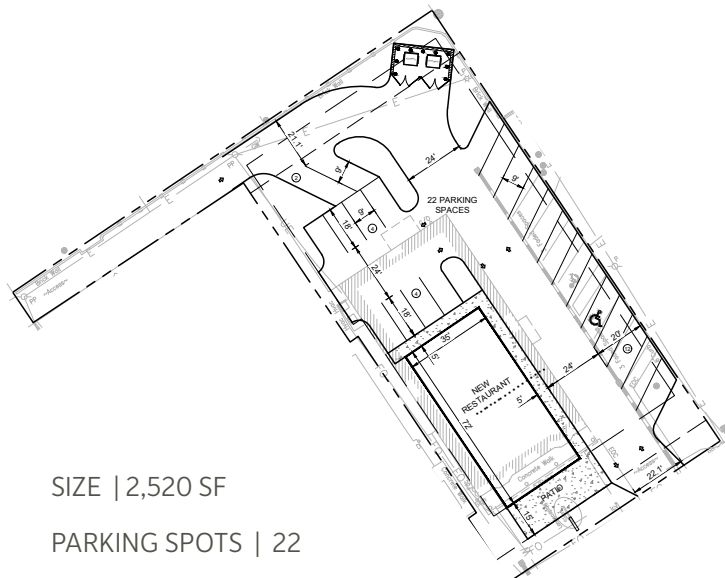
potential build-to-suit site plan



SIZE | 4,000 SF

PARKING SPOTS | 20

build-to-suit fast-casual restaurant



SIZE | 2,520 SF

PARKING SPOTS | 22