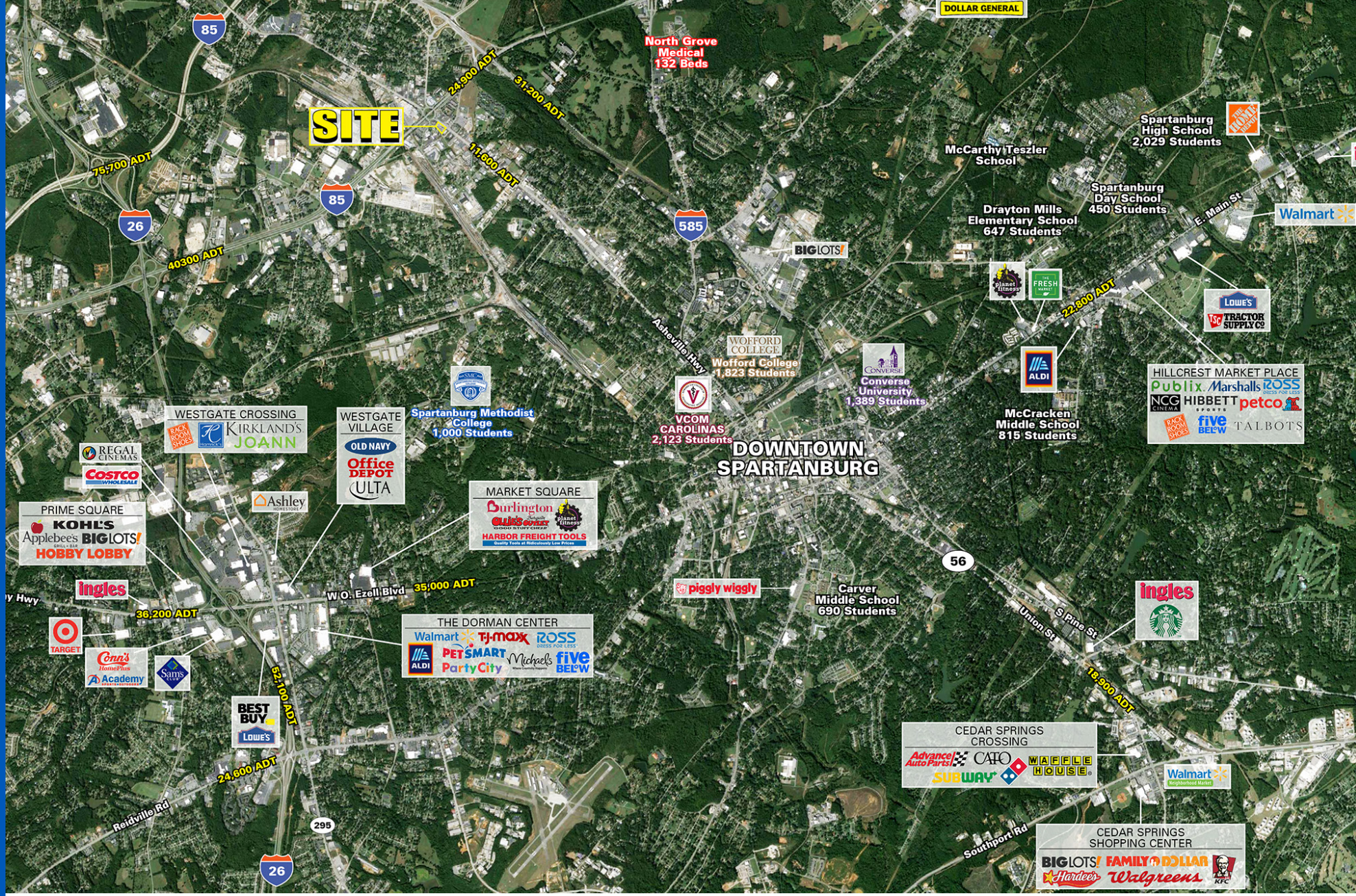


DOLLAR GENERAL

North Grove Medical
132 Beds

SITE

DOWNTOWN SPARTANBURG



SPARTANBURG, SC

1808 ASHEVILLE HWY

1.14 ACRES AVAILABLE FOR LEASE

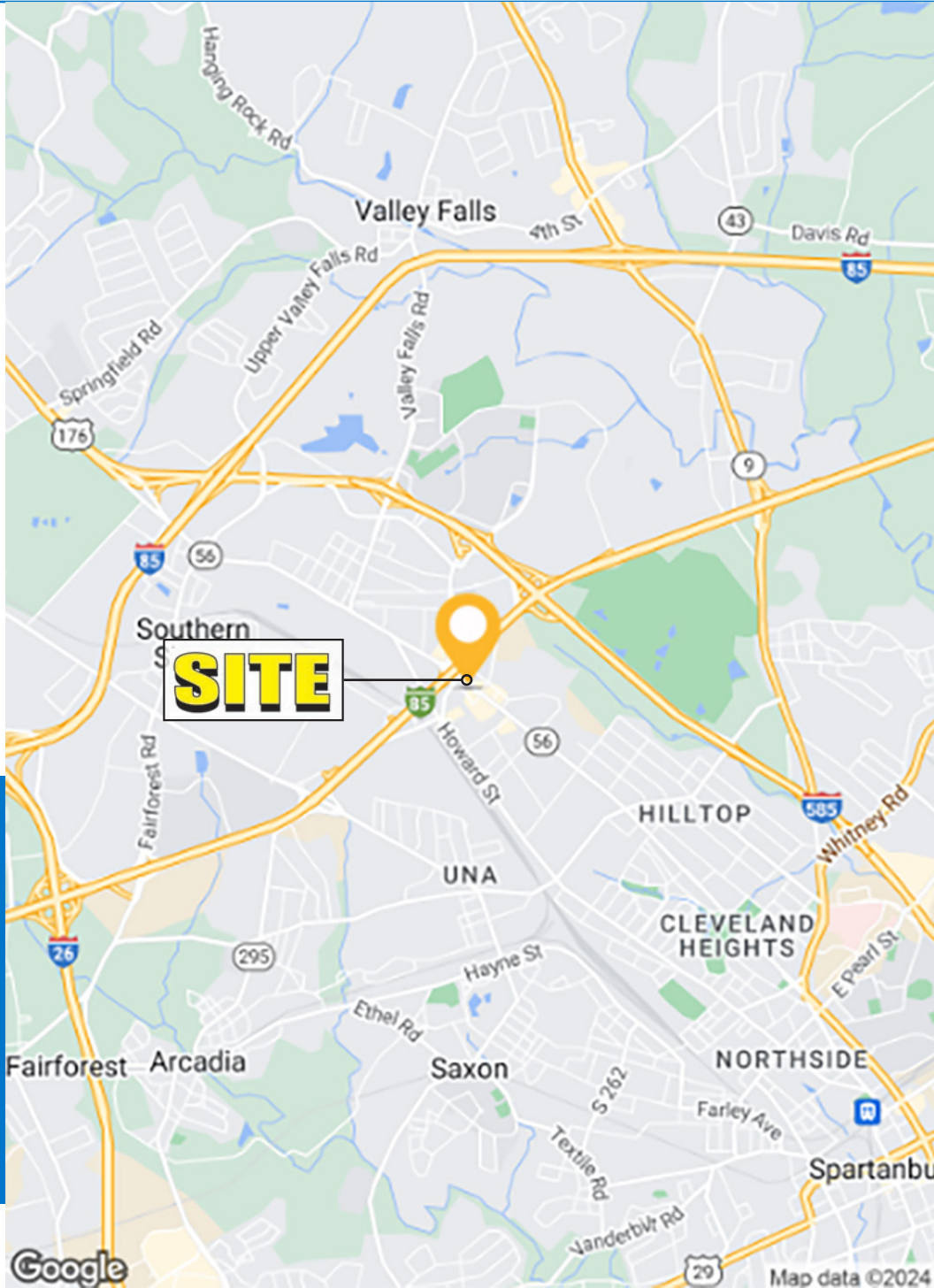
Atlantic
RETAIL






PROJECT DETAILS

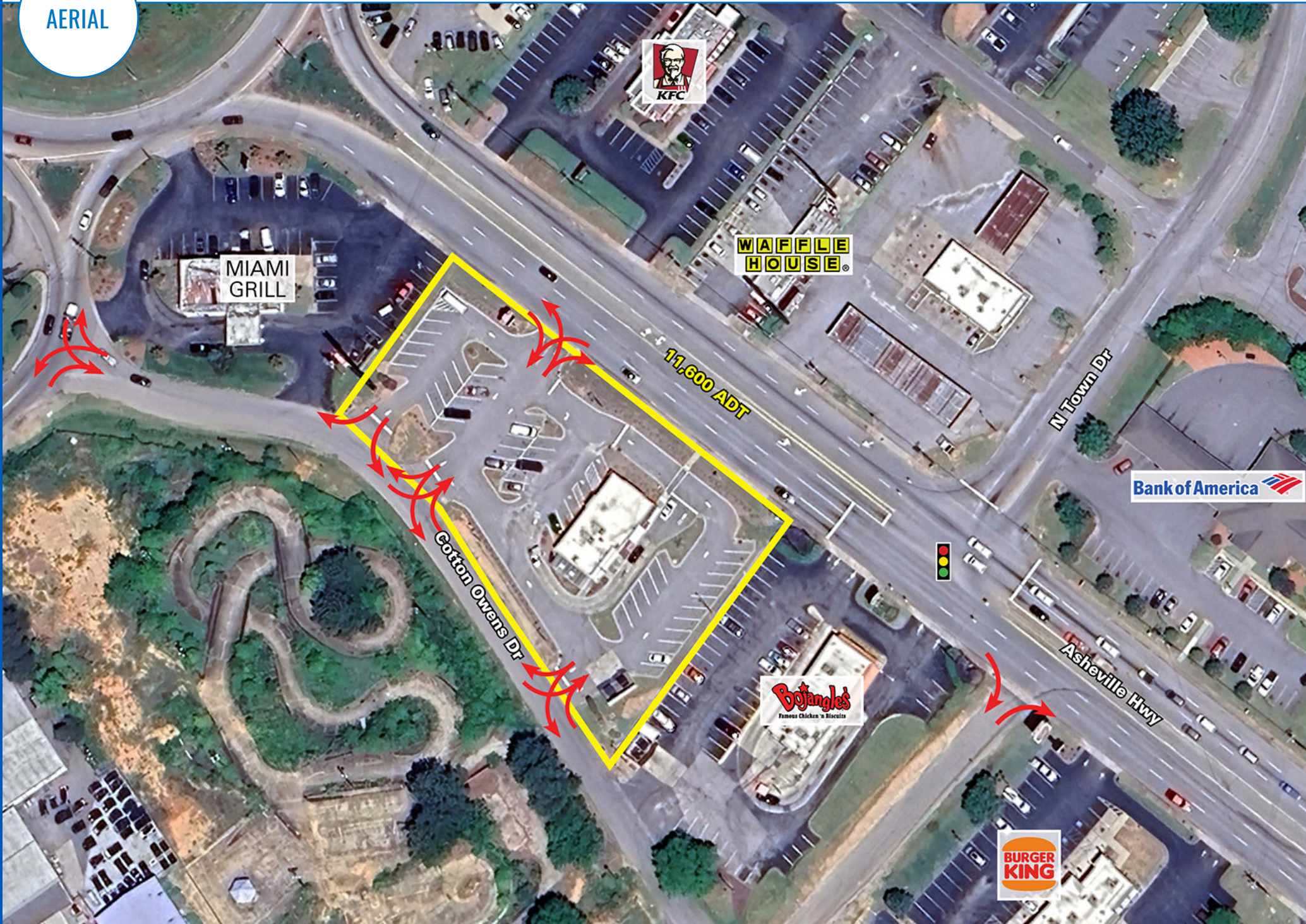
1808 ASHEVILLE HWY • 1.14 ACRES AVAILABLE FOR LEASE • RETAIL

- AVAILABLE SPACE** 1.14 Acres | 2,688 SF
- TRAFFIC COUNTS** 33,000 ADT on John B White Sr Blvd
- PROPERTY HIGHLIGHTS**
 - 1.14 Acres | 2,688 SF
 - Strategically positioned in proximity to I-85 Business (24,900 ADT)
 - Excellent visibility and full movement to Asheville Hwy (11,600 ADT)
 - Nearby tenants include Chick-Fil-A, McDonalds, Burger King, Taco Bell, etc.
- LEASE RATE** Call to Discuss
- COUNTY** Spartanburg
- MARKET** Spartanburg

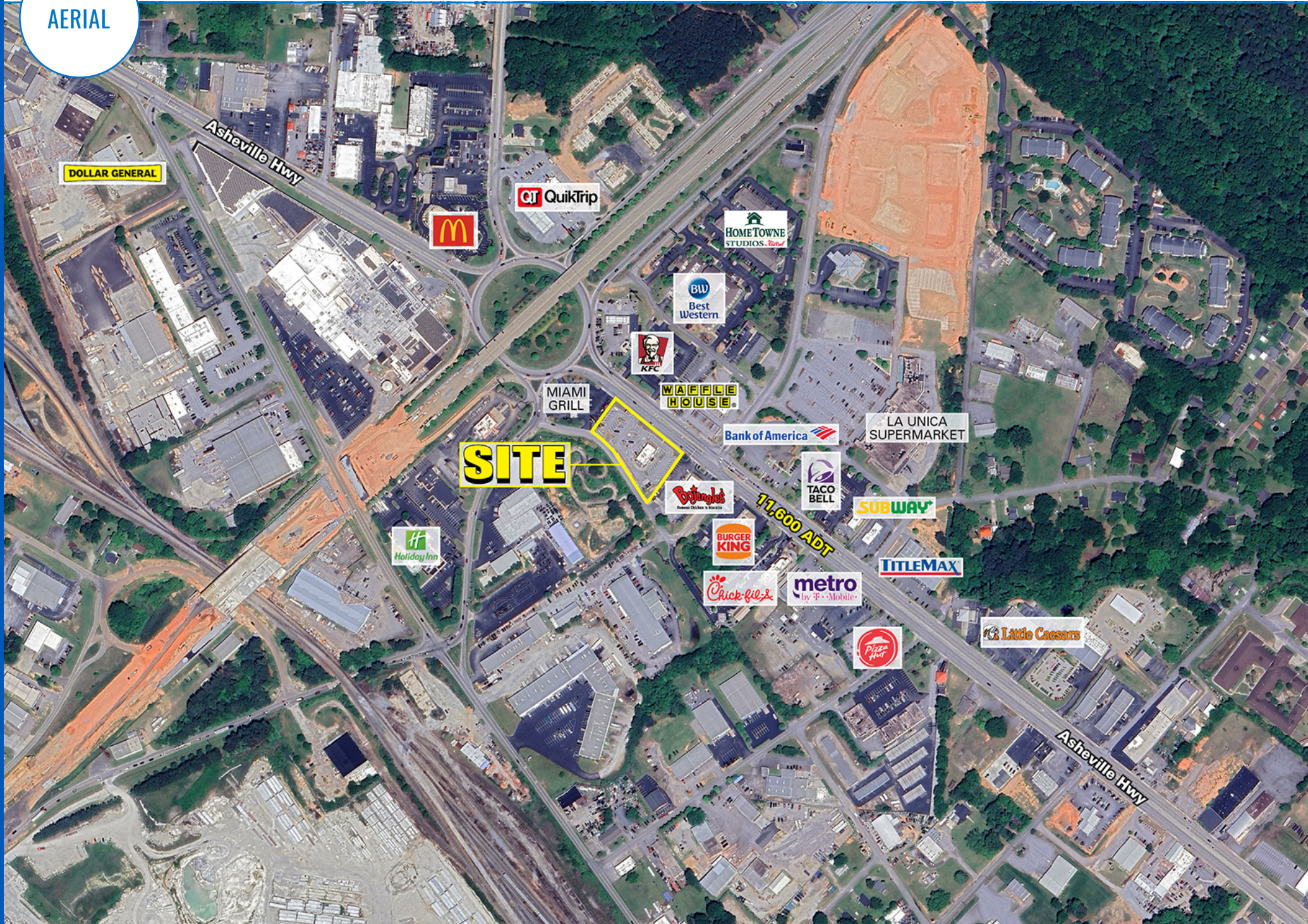


DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
 TOTAL HOUSEHOLDS	1,388	14,792	40,141
 TOTAL POPULATION	4,428	41,107	103,041
 MEDIAN HH INCOME	\$29,686	\$42,633	\$50,334

AERIAL



AERIAL





SOUTH CAROLINA

SPARTANBURG

A charming yet sprawling Southern city, Charlotte is a pleasant urban area nestled in the Piedmont region of North Carolina, within a few hours' drive of both the Appalachian Mountains and North Carolina's white sand beaches.

The city has a strong economic identity – it's the second-largest banking hub in the U.S. behind New York City – that's helped drive consistent population growth for decades. Charlotte takes pride in its cityscape, defined by a handful of skyscrapers. But the city's essence is perhaps better captured in its diverse neighborhoods and suburban areas, each of which has its own style and flair.

SPARTANBURG, SC

1808 ASHEVILLE HWY

1.14 ACRES | AVAILABLE FOR LEASE

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ALBANY

ATLANTA

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