

For Sale or Lease



Fmr Bank Reposition Opportunity

1035 Fernwood Glendale Road • Spartanburg, SC 29307



SVN | Second Story is pleased to present 1035 Fernwood Glendale Road, a vacant former bank building positioned just off the signalized intersection of Fernwood Glendale Road and E Main Street (US-29) in Spartanburg, South Carolina. The property sits directly adjacent to the Hillcrest Market Place, anchored by a full-service Publix supermarket, and benefits from exceptional visibility, strong daily traffic counts, and convenient access to surrounding neighborhoods.

Located along one of Spartanburg's primary commuter and retail corridors, this asset is ideally suited for service, office, or retail reuse. The surrounding trade area features a dense and affluent residential base and a robust mix of retail, dining, and neighborhood services, contributing to steady activity throughout the day. This offering represents a rare opportunity to reposition a versatile building within a high-demand submarket characterized by consistent growth and established consumer traffic.



**1035 Fernwood Glendale Road
Spartanburg, SC 29307**

The Offering

Sale Price	\$1,600,000
Rental Rate	\$90,000 Annually

Property Summary

Market Area	Greenville-Spartanburg
County	Spartanburg
Year Built	1975
Building Area	±2,216 SF
Lot Size	±1.21 AC
Frontage	198 Feet

Investment Highlights

Prime Location

- Just off the signalized intersection of Fernwood Glendale Rd & E Main St (US-29) with excellent visibility and traffic exposure

Hillcrest Shopping District

- Direct adjacency to Publix-anchored center and established neighborhood retail corridor

High-Traffic Corridor

- E Main St (US-29) serves as a primary commuter and retail artery connecting downtown Spartanburg to residential suburbs

Flexible Use Potential

- Former bank building adaptable for service, professional office, or retail conversion
- Asset ready for quick repositioning

Affluent & Dense Trade Area

- More than 5,200 residents and an average household income exceeding \$80,000 within one mile

Strong Market Fundamentals

- Surrounding retail mix of restaurants, neighborhood centers, and mixed-use developments driving both foot and vehicle traffic



Large 1.21 AC Lot with Convenient Ingress & Egress

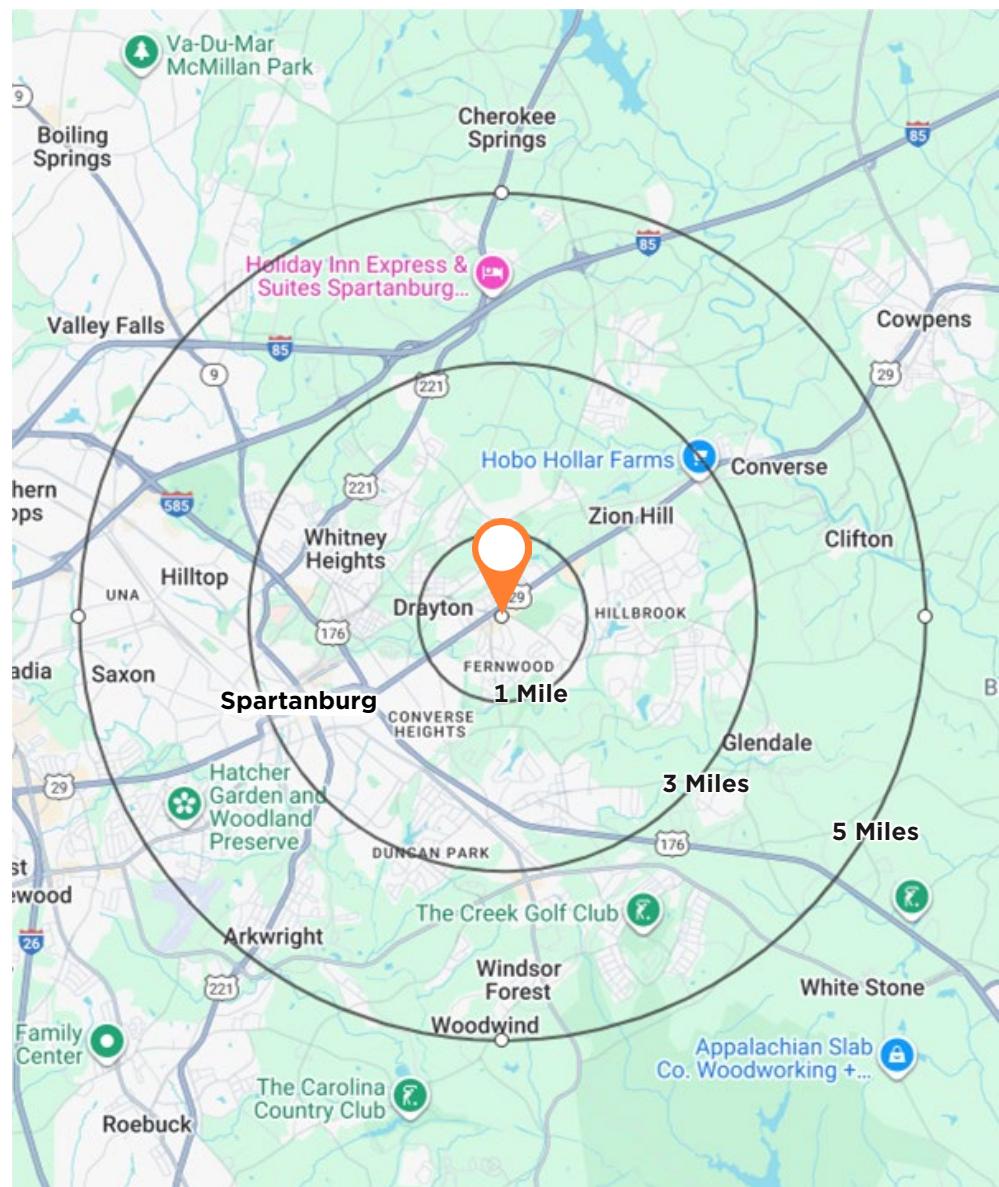


Demographics



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,238	37,824	79,437
2029 Projection	5,907	42,657	90,118
Median Age	40.3	38.1	37.5
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,480	16,055	32,042
Persons Per HH	2	2.1	2.3
Average HH Income	\$80,132	\$74,584	\$67,389
Median House Value	\$209,254	\$185,803	\$161,829

Demographics data derived from: AlphaMap & CoStar





Fernwood Glendale Rd
±16,000 VPD

EXCLUSIVELY LISTED BY:

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