

# AVAILABLE FOR SALE OR LEASE



**1914 E MAIN STREET** SPARTANBURG . SOUTH CAROLINA 29307

## New 2-Tenant Retail Opportunity

- Flexibility in unit size and layout (1,500 – 5,200 SF)
- Existing building to be demo'd or heavily renovated
- Warm shell delivery + TI allowance

## Existing 5,200 SF Building for Lease

- \$14.00 PSF + \$4 est. TICAM (as-is)
- Suitable for retail, showroom, office, or medical
- Short-term lease considered; TI available

**Listing Price: \$1,040,000**

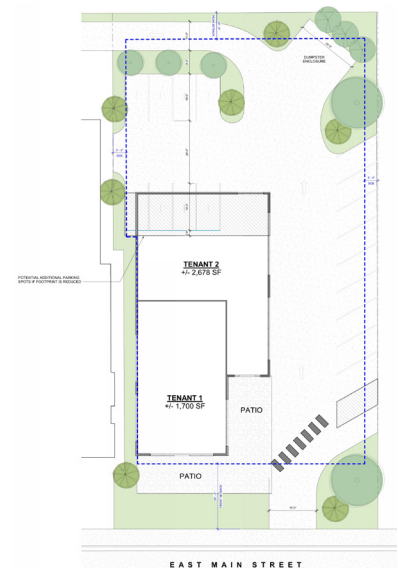
## *property highlights:*

- High visibility location in Spartanburg's E Main Street retail node
- ±25,800 vehicles per day on E Main Street
- Access to signal at Hillcrest Blvd

## *exclusively listed by:*

TOM MCMEKIN | tom@pintailcre.com | 864.921.7924

JOSH TEW, CCIM | josh@pintailcre.com | 864.414.6778



EAST MAIN STREET  
SPARTANBURG COUNTY TAX MAP NO.  
713432012343

  
**PINTAIL**  
WWW.PINTAILCRE.COM

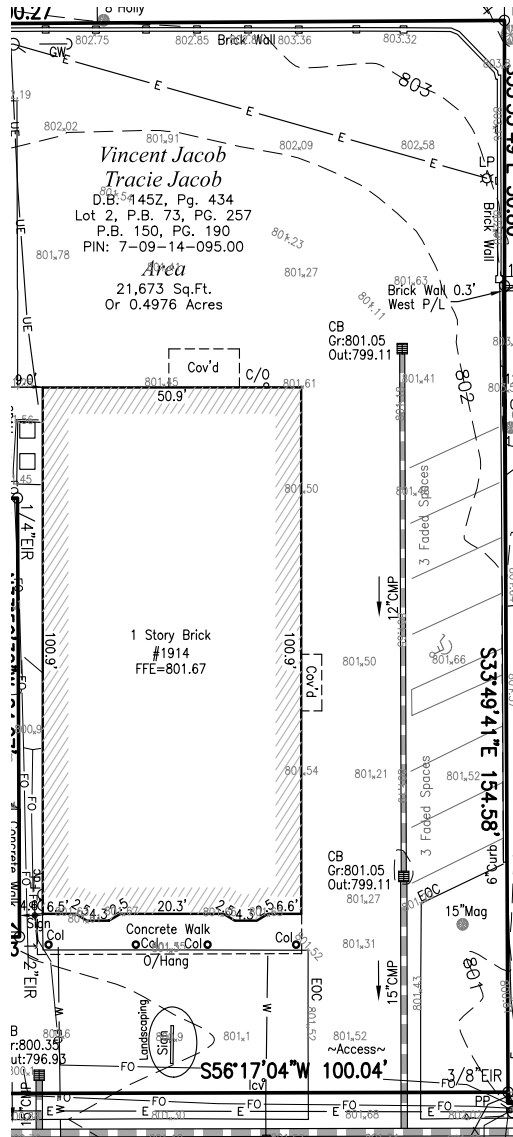
*prime location: directly across from Hillcrest Market Place*



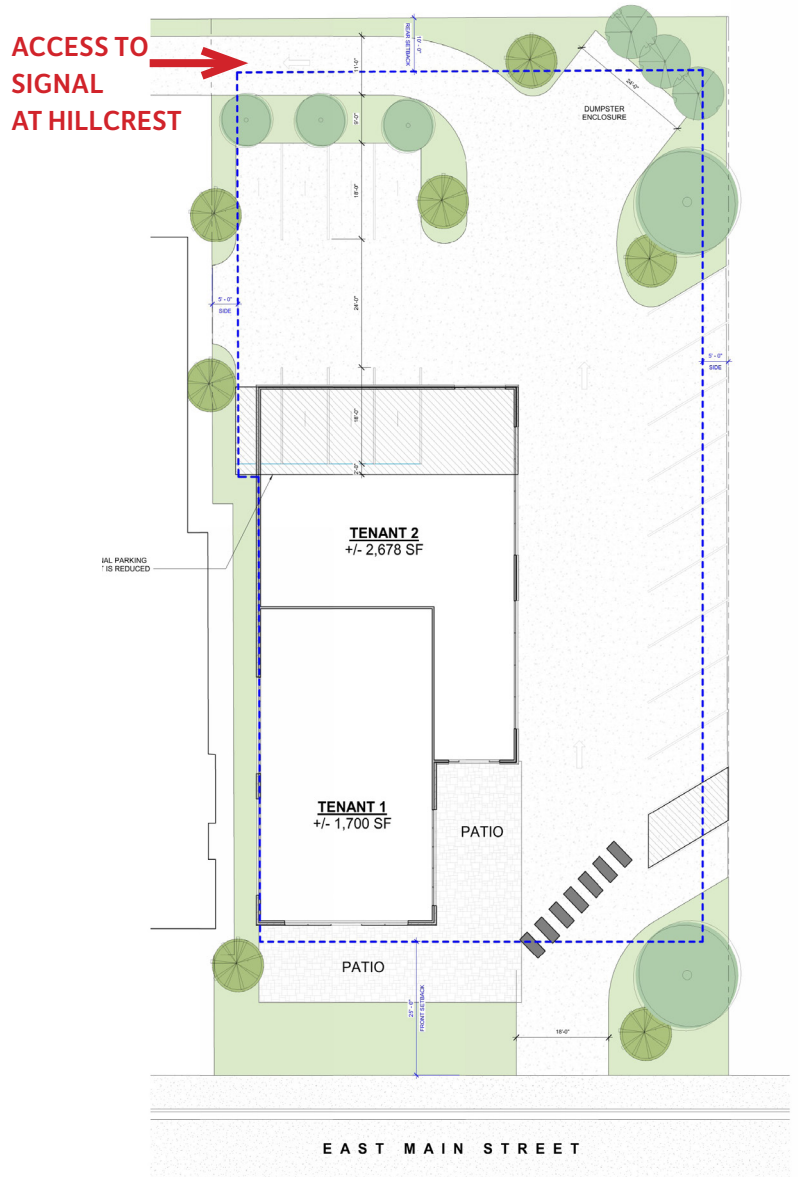
*2024 demographics*

|                          | 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     |

existing building/site plan



proposed two-tenant redevelopment

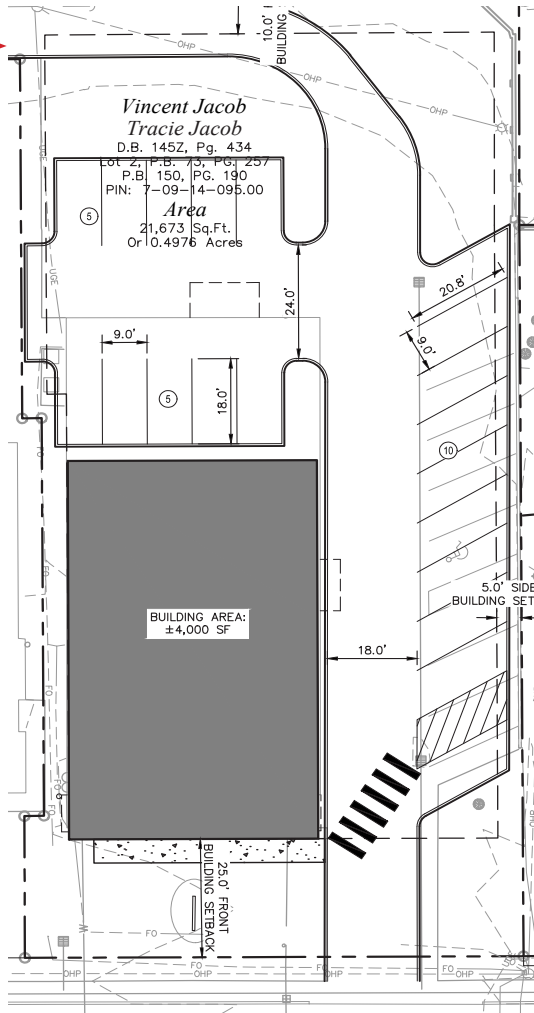


SIZE | 5,200 SF

PARKING, AS EXISTING

*alternate single-tenant BTS site plan*

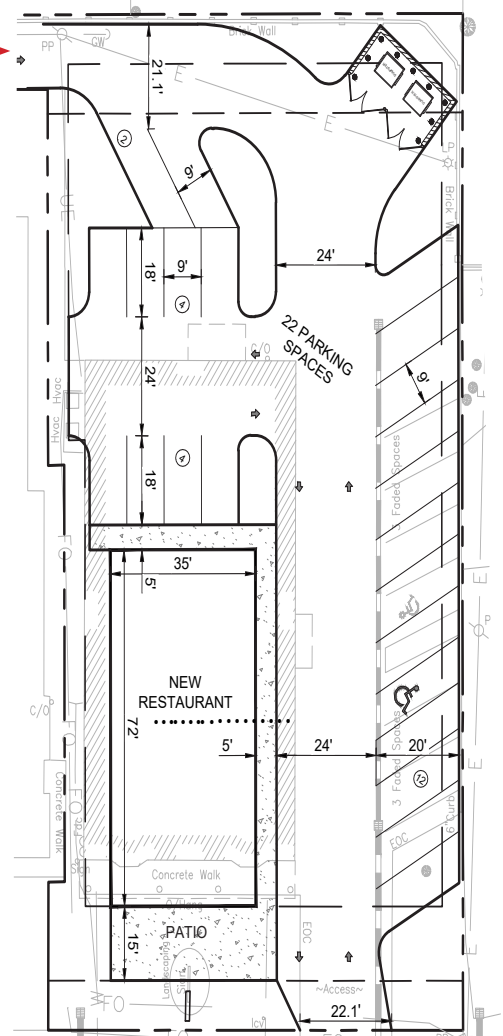
ACCESS TO  
SIGNAL  
AT HILLCREST



SIZE | 4,000 SF  
PARKING SPOTS | 20

*alternate BTS fast-casual restaurant*

ACCESS TO  
SIGNAL  
AT HILLCREST



SIZE | 2,520 SF  
PARKING SPOTS | 22