

VIKING PLAZA

2600 E. MAIN ST.
SPARTANBURG, SC 29307



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FREEDOM
COMMERCIAL



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BUILDING DESCRIPTION | 2600 E Main St Spartanburg SC 29307

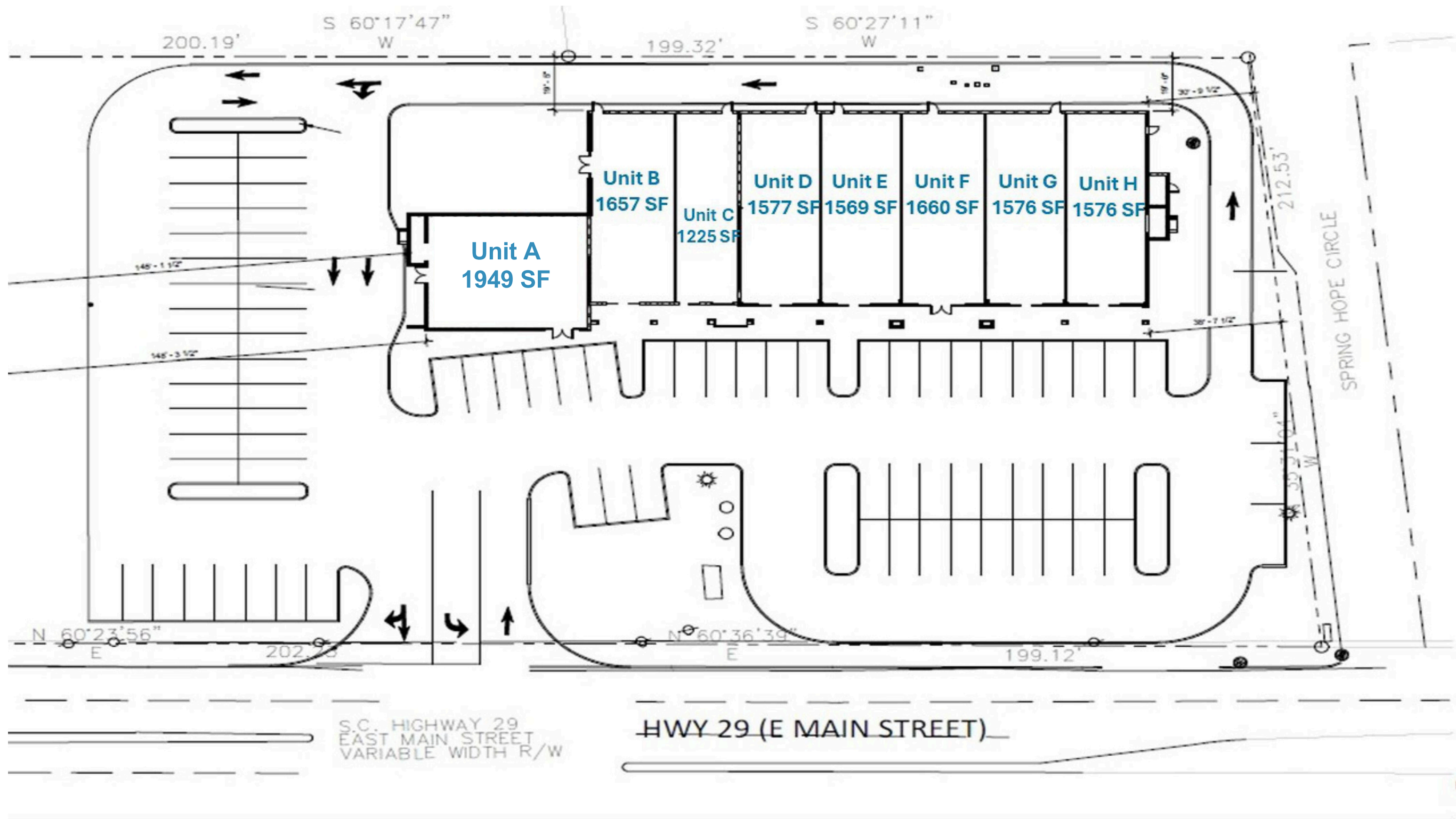
Space Details:

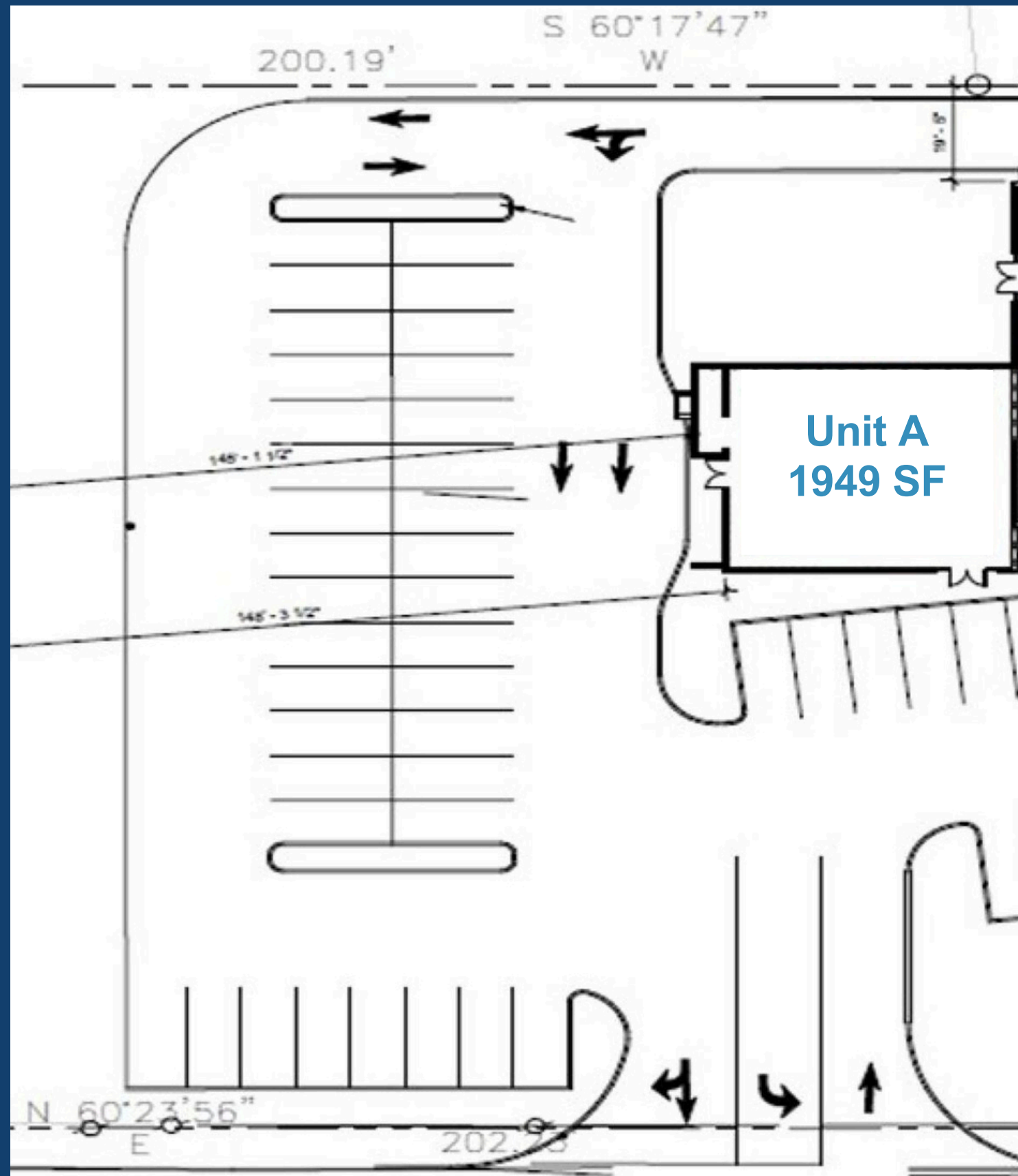
- $\pm 12,789$ SF of retail space.
- Spaces range from $\pm 1,225$ -7,958 SF
- Warm Gray Shell Delivery
- Available: Now
- Highly visible location. Lit intersection.
- Approximately 18k VPD Traffic count on E. Main St.
- Tenant improvement allowance for qualified tenant.
- 82 Parking Stalls. ± 6.5 Spaces per 1k SF.



Lease Rate	\$26/SF NNN
Building Square Footage	$\pm 12,789$ SF
Use	Retail/Office
Spaces	8

Site Plan | 2600 E Main St Spartanburg SC 29307





Unit A Details:

- ±1,949 Stubbed Restaurant space in Warm Grey shell condition.
- Grease trap in place.
- 400 amp electrical panel installed.
- Drive Thru Window Installed.
- Tenant improvement allowance for qualified tenant.
- \$30.00/SF NNN

Space Directory | 2600 E Main St Spartanburg SC 29307

Unit #	Square Footage	Price/occupant
A	1,949	\$30.00
B	1,657	\$26.00
C	1,225	\$26.00
D	1,577	\$26.00
E	1,569	\$26.00
F	1,660	\$26.00
G	1,576	\$26.00
H	1,576	\$26.00



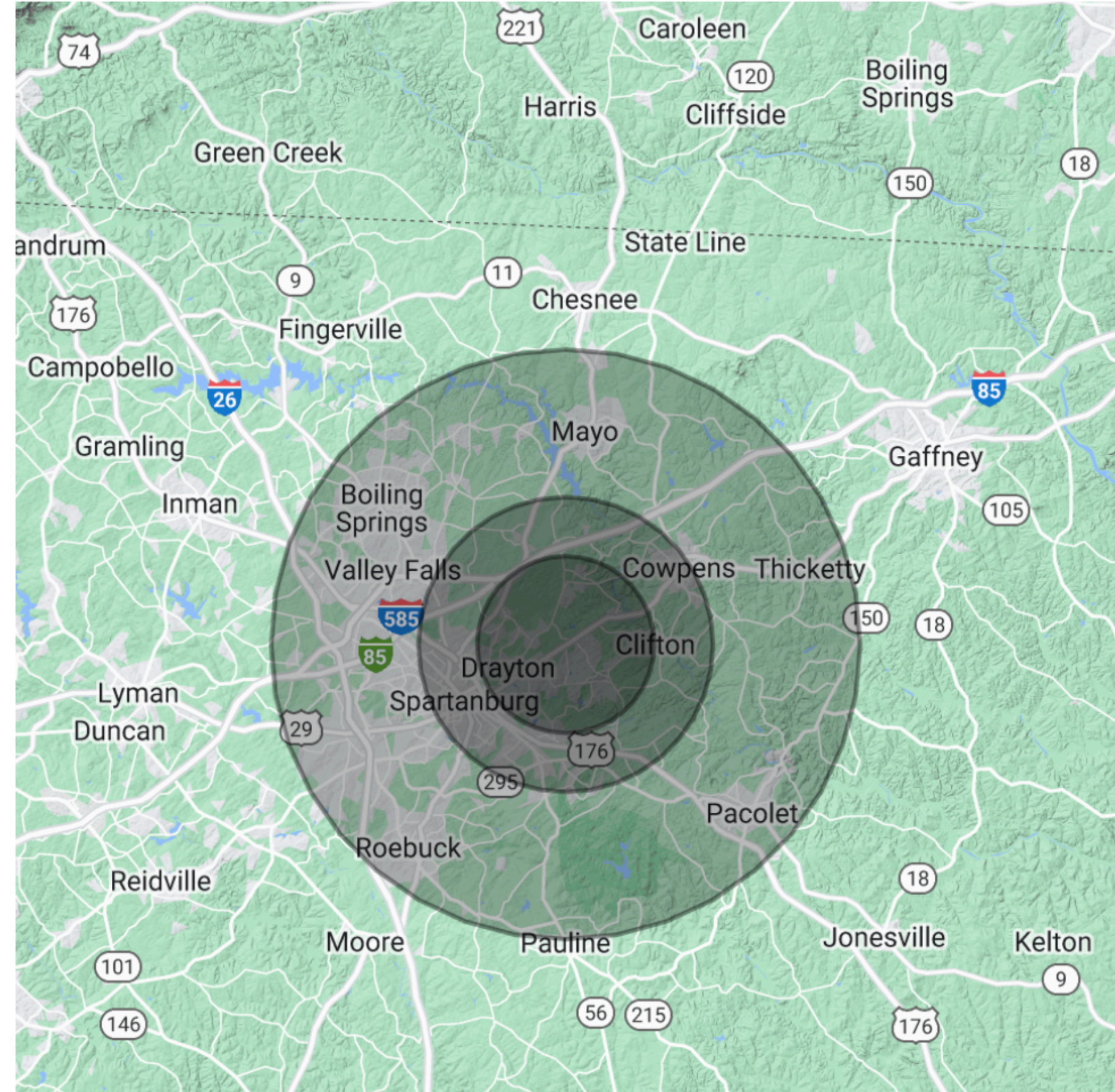
Aerial | 2600 E Main St Spartanburg SC 29307



Demographics | 2600 E Main St Spartanburg SC 29307

POPULATION	3 MILES	5 MILES	10 MILES
Total Population	24,848	61,104	187,012
Average Age	44	42	40
Average Age (Male)	42	40	39
Average Age (Female)	45	43	41
HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	10,830	25,155	73,339
# of Persons per HH	2.3	2.4	2.5
Average HH Income	\$94,238	\$79,877	\$80,824
Average House Value	\$290,679	\$250,711	\$243,013

Demographics data derived from AlphaMap



LISTING TEAM

Exclusively Marketed by: Freedom Commercial, LLC



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