

RARE BTS/GL OPPORTUNITY EXCELLENT VISIBILITY HOME DEPOT OUTPARCEL

2300 EAST MAIN STREET SPARTANBURG, SC 29307



1.46 ACRES

FRONT ROW RETAIL PAD ON GROWING E. MAIN ST.



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125-G WAPPOO CREEK DRIVE

CHARLESTON, SC 29412





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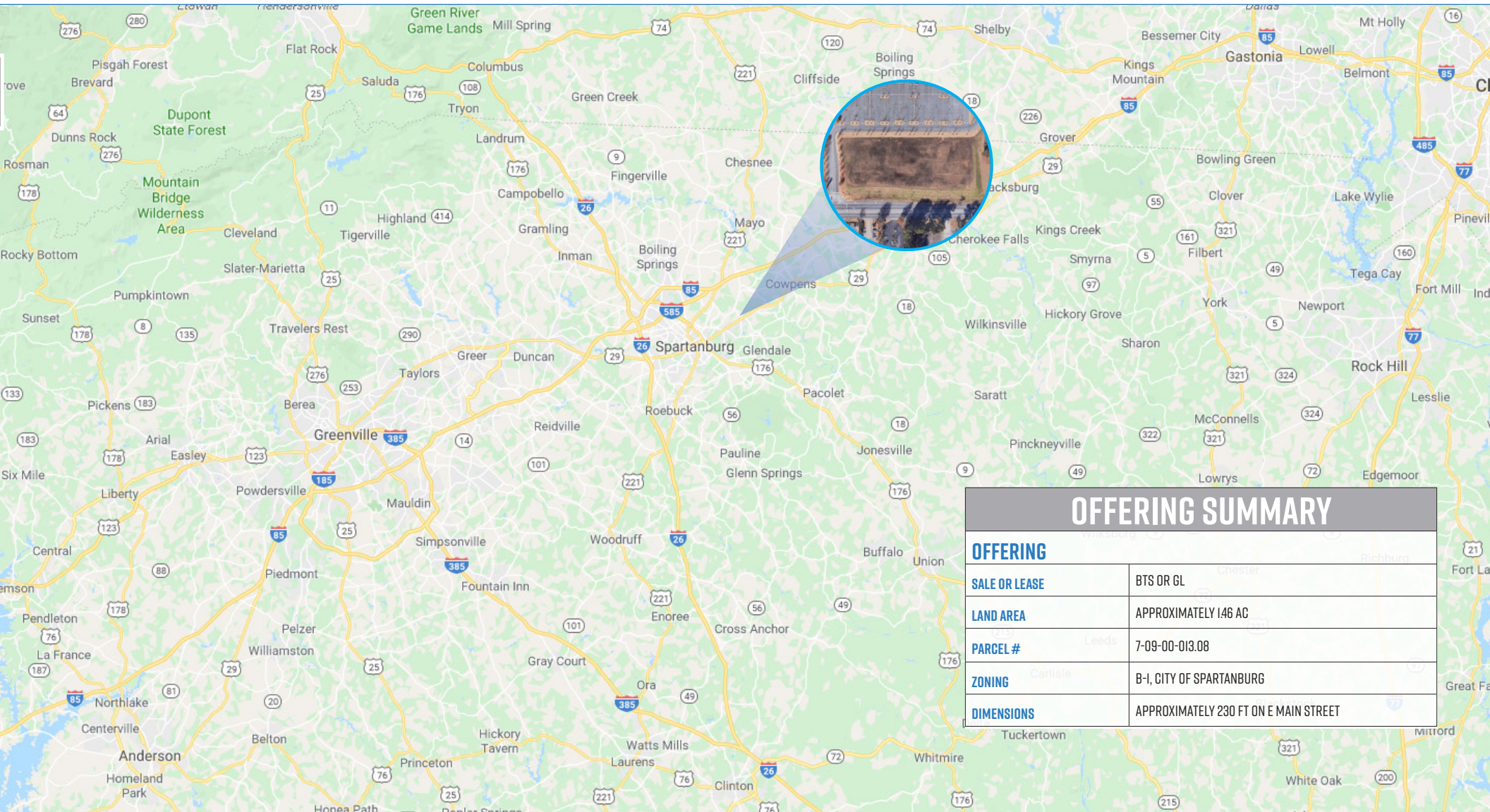
AREA OVERVIEW
DEMOGRAPHICS

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SPARTANBURG, SC

2300 EAST MAIN STREET



OFFERING SUMMARY	
OFFERING	
SALE OR LEASE	BTS OR GL
LAND AREA	APPROXIMATELY 146 AC
PARCEL #	7-09-00-013.08
ZONING	B-1, CITY OF SPARTANBURG
DIMENSIONS	APPROXIMATELY 230 FT ON E MAIN STREET

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INVESTMENT HIGHLIGHTS

SPARTANBURG, SC
2300 EAST MAIN STREET

This Home Depot outparcel features excellent visibility on busy E. Main St. (22,800 VPD), on the growing East side of Spartanburg. Situated directly adjacent to the brand new 200-acre, \$185M Spartanburg High School (2,500 students and 200+ staff), it boasts a high work force and student population. The site, just a few miles from downtown Spartanburg, is located in a strong trade area with many national retailers such as Super Walmart, Home Depot, McDonald's, Wendy's, Verizon, Lidl, Dollar Tree, O'Reilly, Lowe's, Panera, Chick-Fil-A, and Ingles Auto Parts.



**BUILT TO SUIT/
GROUND LEASE
OPPORTUNITY**




**HOME DEPOT
OUTPARCEL**




**DIRECTLY ADJACENT
TO SPARTANBURG
HIGH SCHOOL**




**SURROUNDED BY
NATIONAL RETAILERS**




**HIGH WORK FORCE AND
STUDENT POPULATION**



22,800 VPD



**SIGNALIZED
INTERSECTION**



**3 MILES FROM
DOWNTOWN
SPARTANBURG**

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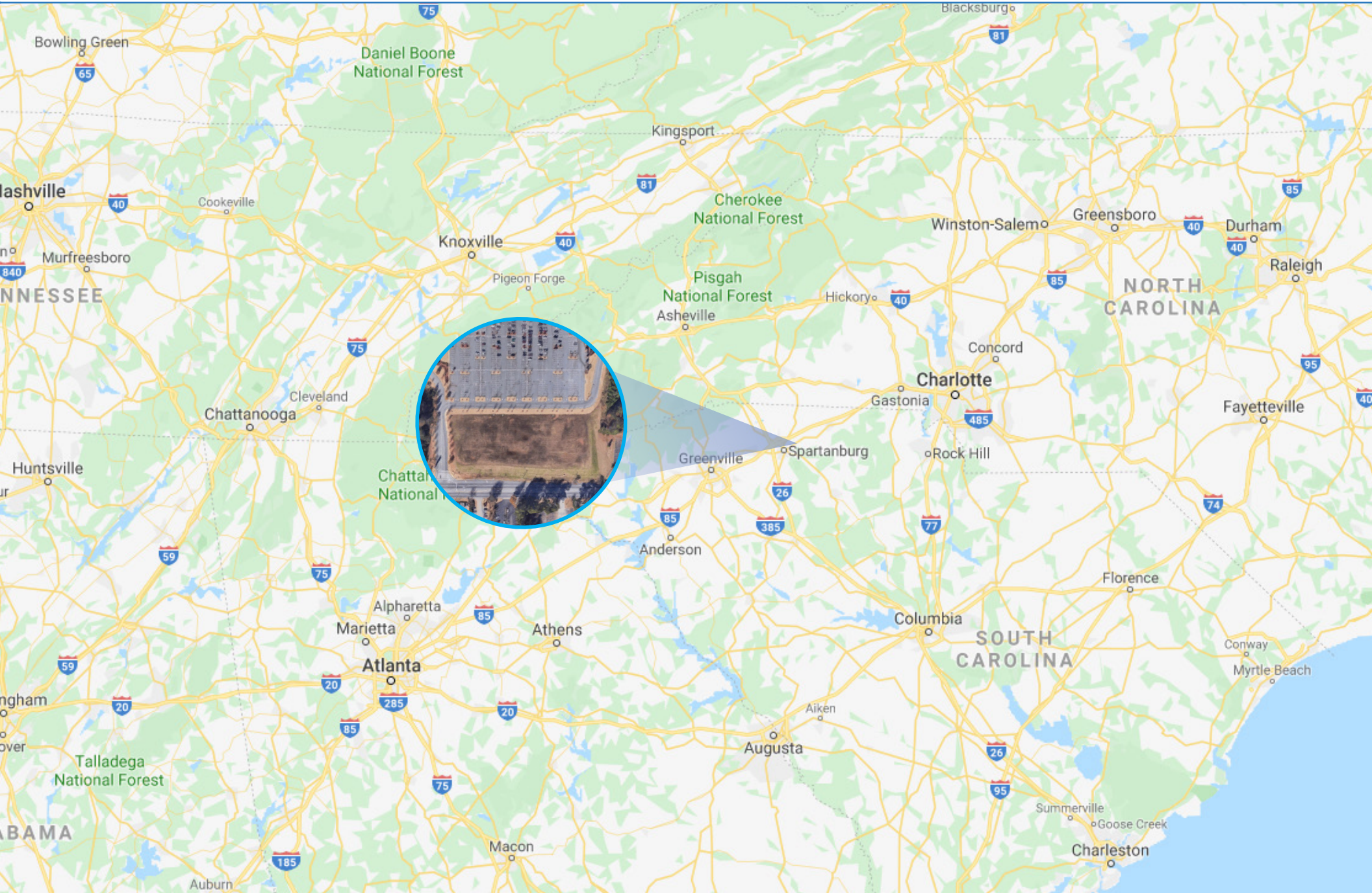
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LOCATION OVERVIEW

SPARTANBURG, SC

2300 EAST MAIN STREET



MID AERIAL

SPARTANBURG, SC
2300 EAST MAIN STREET



CHARLES LEA CENTER
-200 INDIVIDUALS IN PROGRAM
-400 STAFF

SUMMIT HILLS

NEW SPARTANBURG HIGH SCHOOL
-\$185 MILLION BUDGET
-200-ACRE CAMPUS
-NEW 7,500 CAPACITY FOOTBALL STADIUM
-NEW 2,500 CAPACITY INDOOR ARENA
-NEW 1,000 CAPACITY FINE ARTS CENTER
-2,500 STUDENT ENROLLMENT
-200 STAFF
-OPENED FALL 2019

DMTC
DANIEL MORGAN TECHNOLOGY CENTER
-30 STAFF
-600 STUDENTS ENROLLED INCLUDING SPARTANBURG HIGH SCHOOL STUDENTS THAT COMMUTE TO THE CAMPUS

McCarthy Teszler School
MCCARTHY TESZLER SCHOOL
-232 STUDENT ENROLLMENT
-160 STAFF

DRAYTON MILLS DALMATIANS
NEW DRAYTON MILLS ELEMENTARY SCHOOL
-\$36 MILLION BUDGET
-OPENED FALL 2018
-750 STUDENT ENROLLMENT
-80 STAFF

SPARTANBURG MEDICAL CENTER
MARY BLACK CAMPUS
-332 BED

SPARTANBURG DAY SCHOOL
-450 STUDENT ENROLLMENT

FAMILY DOLLAR

SITE

DOLLAR GENERAL

Target

ZION HILL BAPTIST CHURCH

ingles

EAST RIDGE APARTMENTS

CUBESMART

O'Reilly

Wendy's

verizon

SONIC

GOLDEN CHICKEN

LAB

McDonald's

MINOTA WASH Car Wash

WHITE OAKS NURSING HOME
-60 BED FACILITY

Hardee's

TACO BELL

COOK-OUT

TRACTOR SUPPLY CO

IHOP

Walmart

Waffle House

Starbucks

Chick-fil-A

Lowes

THE FRESH MARKET

Walgreens

publix

petco

Timon's

CINEMA

planet fitness

Starbucks

HILLCREST SHOPPING CENTER

publix

petco

CINEMA

ZAXBY'S

Target

CVS

Wendy's

ALDI

MARKET AERIAL

SPARTANBURG, SC
2300 EAST MAIN STREET



SPARTANBURG HIGH SCHOOL

- NEW SPARTANBURG HIGH SCHOOL
- \$185 MILLION BUDGET
- 200-ACRE CAMPUS
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- 200 STAFF
- OPENED FALL 2019

THE HOME DEPOT

ACCESS ROAD SERVES AS A MAJOR CUT THROUGH

PLAINVIEW DRIVE

TOWNHOMES

SITE

DOLLAR TREE **Pizza Inn**
9ROUND **boost mobile**
Walmart Supercenter

O'Reilly
AUTO PARTS

Wendy's

WHATTA WASH
Car Wash

CIRCLE OF ANGELS

verizon

E MAIN ST VPD 22,800

Red Circle Logo

DOLLAR GENERAL

EDEN TERRACE
Senior Living & Memory Care for Seniors

Speedway

Pelican's
Original Year-Round Round-Up

MURPHY USA

HIBACHI BUFFET & GRILL

DENTIST

ORTHODENTIST

Star Lines
POLARIS

MON AMIE
mommy life

ingles

GameStop **ABC STORES**
POWER TO THE PLAYERS

goodwill

WEBER PLACE SUBDIVISION

WEBER ROAD 3,500 VPD (2018)

DEMOGRAPHICS



AVERAGE HOUSEHOLD SIZE



LEADING INDUSTRIES

RETAIL TRADE
HEALTH CARE
SOCIAL ASSISTANCE
EDUCATIONAL SERVICES

2019 SUMMARY	1 MILE	3 MILES	5 MILES
POPULATION	3,334	27,007	62,581
HOUSEHOLDS	1,568	12,037	25,876
FAMILIES	819	6,904	15,394
AVERAGE HOUSEHOLD SIZE	2.02	2.19	2.29
OWNER OCCUPIED HOUSING UNITS	857	6,956	14,512
RENTER OCCUPIED HOUSING UNITS	711	5,081	11,364
MEDIAN AGE	54.3	44.6	41.0
MEDIAN HOUSEHOLD INCOME	\$48,353	\$50,476	\$42,711
AVERAGE HOUSEHOLD INCOME	\$72,728	\$76,457	\$64,430
2024 SUMMARY	1 MILE	3 MILES	5 MILES
POPULATION	3,440	28,374	65,088
HOUSEHOLDS	1,618	12,641	26,953
FAMILIES	841	7,194	15,902
AVERAGE HOUSEHOLD SIZE	2.02	2.19	2.29
OWNER OCCUPIED HOUSING UNITS	893	7,295	15,135
RENTER OCCUPIED HOUSING UNITS	725	5,347	11,818
MEDIAN AGE	55.5	45.1	41.7
MEDIAN HOUSEHOLD INCOME	\$51,825	\$54,318	\$48,777
AVERAGE HOUSEHOLD INCOME	\$80,929	\$85,247	\$72,888



CITY OF SPARTANBURG

SITUATED IN UPSTATE SOUTH CAROLINA, THE CITY OF SPARTANBURG OFFERS AN UNPARALLELED CLIMATE FOR BUSINESS AND EXCEPTIONAL QUALITY OF LIFE. AT THE CROSSROADS OF INTERSTATES 85 AND 26, THIS WORLD-CLASS COMMUNITY IS THE CRADLE OF ECONOMIC DEVELOPMENT IN THE PALMETTO STATE, MAKING IT THE PLACE TO LIVE, WORK, PLAY AND INVEST.

SPARTANBURG IS HOME TO MANY LARGE COMPANIES, INCLUDING BMW, DENNY'S, MILLIKEN & COMPANY, OSI DATA SYSTEMS, JOHNSON DEVELOPMENT ASSOCIATES, AND SPARTANBURG REGIONAL HEALTHCARE. SEVERAL INSTITUTES OF HIGHER LEARNING ALSO CALL SPARTANBURG HOME, INCLUDING WOFFORD COLLEGE, CONVERSE COLLEGE, VCOM-CAROLINAS, AND USC-UPSTATE.

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