



**COLDWELL
BANKER
COMMERCIAL**
CAINE

FOR SALE

CBCCAINE.COM

260 N. CLEVELAND PARK DR.

Spartanburg, SC 29303

REDUCED SALE PRICE: \$150,000

AVAILABLE SPACE: +/-2,848 SF



CONTACT

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151 S. Daniel Morgan Avenue, Spartanburg, SC 29306
864.585.8713



SALE

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OFFERING SUMMARY

Reduced Sale Price: \$150,000

Lot Size: +/-0.49 Acres

Building Size: +/-2,848 SF

Zoning: Unzoned

Price / SF: \$52.67

PROPERTY OVERVIEW

+/-2,848 SF Office Building for Sale

PROPERTY HIGHLIGHTS

- Sold "as-is"
- Current use: consulting/counseling agency
- +/-840 SF utility building with HVAC also on site
- Located just outside the city limits at the corner of Asheville Hwy. and N. Cleveland Park Dr.
- Adjacent to Berry Field and across the street from Cleveland Park

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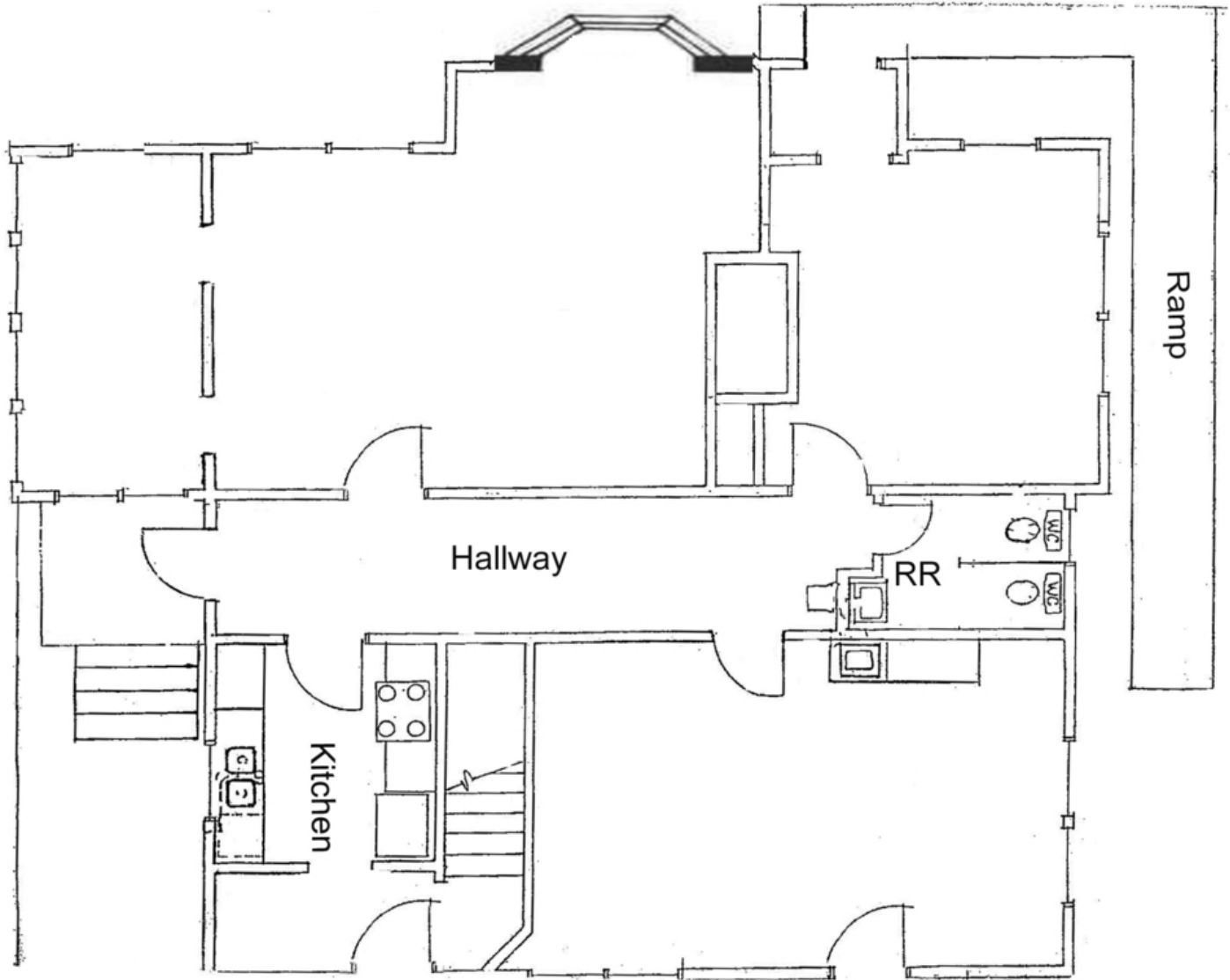
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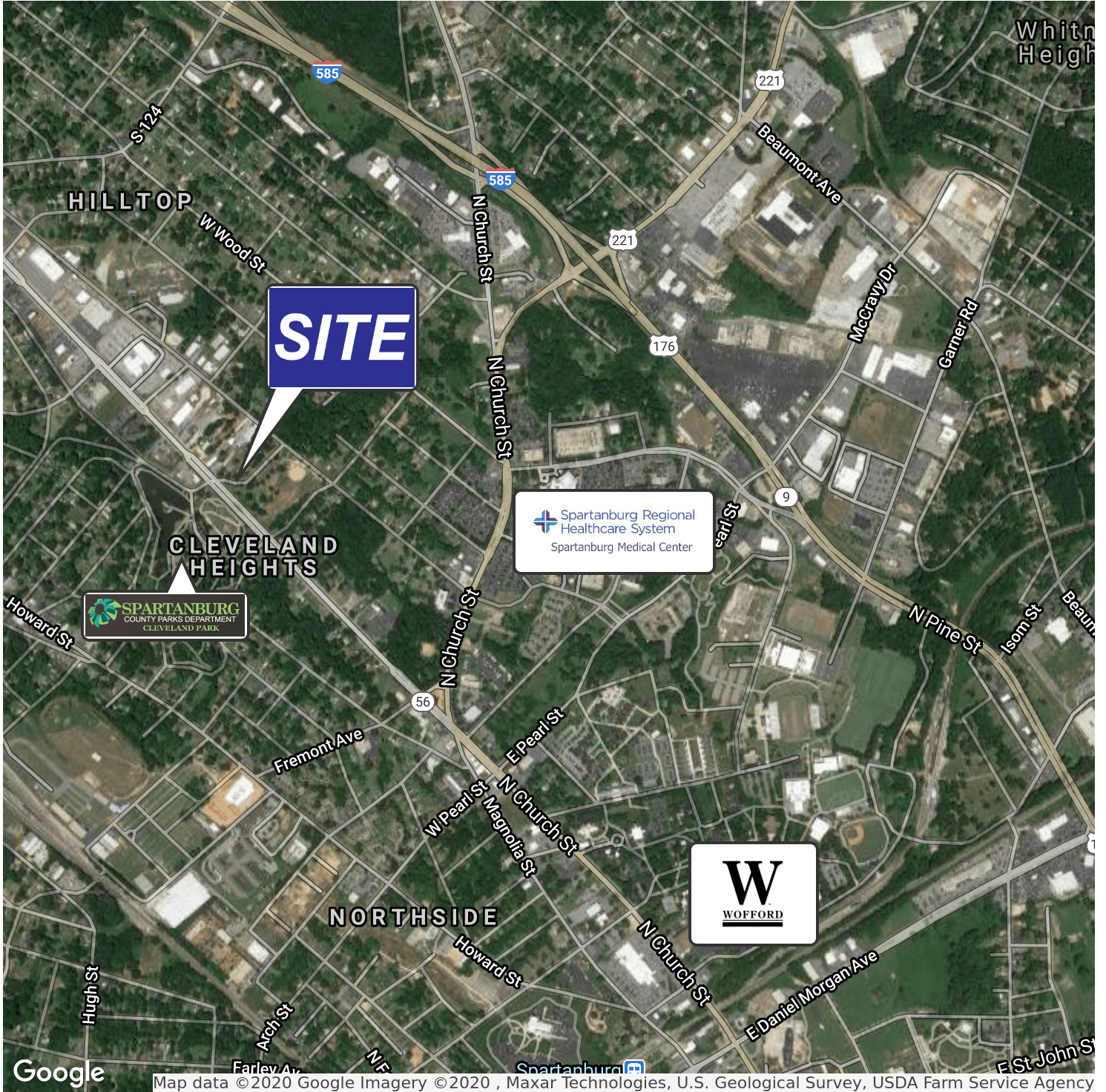
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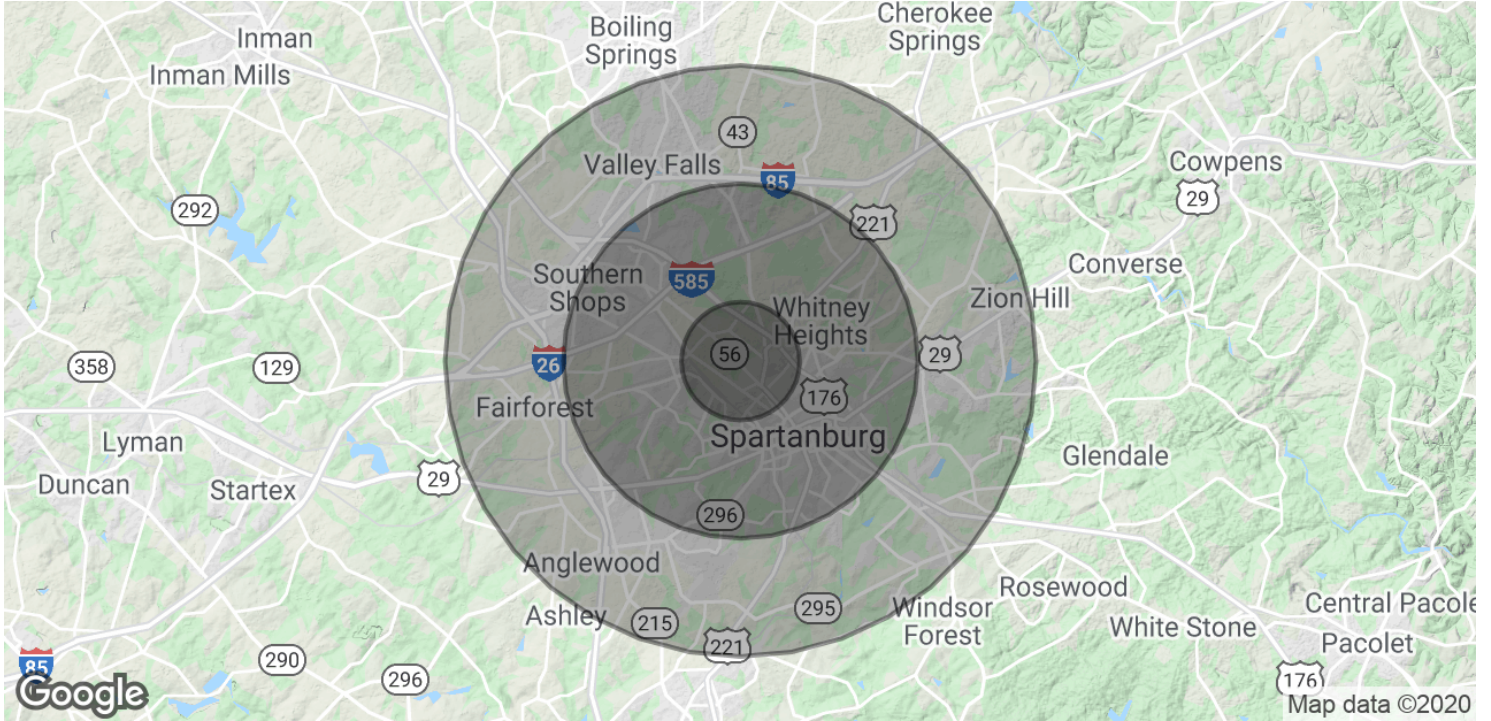
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,988	46,371	93,862
Median age	26.1	30.9	33.9
Median age (Male)	24.3	30.6	33.2
Median age (Female)	28.6	31.8	34.9
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	1,676	16,146	34,975
# of persons per HH	3.6	2.9	2.7
Average HH income	\$28,752	\$40,461	\$49,717
Average house value	\$64,051	\$100,837	\$152,763

* Demographic data derived from 2010 US Census

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