

OFFICE/FLEX FOR SALE

GREAT CENTRAL LOCATION

105 SOUTHPORT ROAD | SPARTANBURG, SC 29306



\$ 4,995,000

PROPERTY HIGHLIGHTS

- ± 38,125 SF office/warehouse building available
- Newly renovated common area with access to full breakroom & telecommunications conference room
- Open floor plan
- Plenty of surface parking
- Multiple configurations for executive and meeting rooms
- 31,500 VPD on John B. White Sr. Blvd.
- 16,600 VPD on Southport Rd.
- Approximately 1 mile from I-26
- Dock doors
- Drive-in door
- Located in an Opportunity Zone



NAI Earle Furman

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Spartanburg, SC 29302

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All information contained herein is from sources deemed reliable; however, no representation or warranty is made to the accuracy thereof.

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31,500 VPD on John B White Sr Blvd

16,600 VPD on Southport Rd.

The property is approximately 1 mile from I-26 and the Spartanburg Downtown Memorial Airport

DEMOGRAPHICS

| | POPULATION | AVG. HH INCOME |
|----------|------------|----------------|
| 1 MILE | 762 | \$46,648 |
| 5 MILES | 21,535 | \$49,638 |
| 10 MILES | 101,495 | \$55,634 |



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