

FOR SALE OR LEASE

300 W Blackstock Rd. Spartanburg, SC 29301



NAI Earle Furman

Retail | 35,600 SF building on 1.32 Acres

- Neighboring uses are Westgate Mall, Costco, Walmart, Home Depot, Starbucks, Chick-fil-A, and Hobby Lobby
- Easy Access from Interstate 26
- Open concept interior
- Currently occupied by Ashley Furniture Home Store (lease expires 10/31/2020)
- Spartanburg is home to BMW's North American manufacturing facility
- Sale Price: \$2,290,000 | Lease Rate: \$9.00/SF NNN



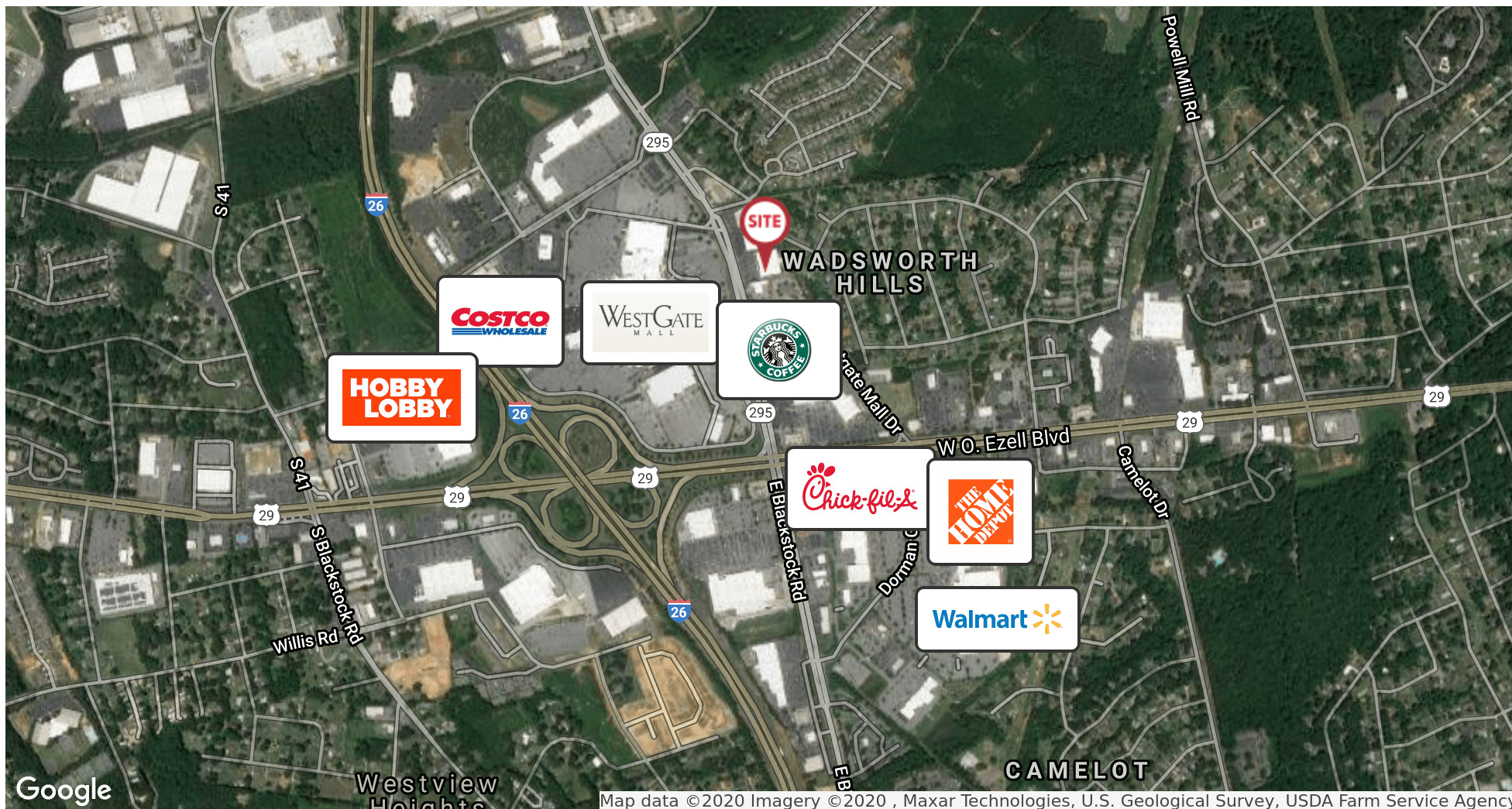
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✉ **James "Jimmy" Wright**
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Aerial Map

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Morgan Square

Located at the **intersection of Interstates 85 and 26**, Spartanburg is within driving distance of three international airports and less than a half-day's drive from Asheville, Atlanta, Charlotte, Charleston, Greenville and Nashville.

4th Largest County
in SC by population

- 306,854 - Spartanburg County
- 37,498 - City of Spartanburg
- 15,000 - College Students



Downtown Spartanburg was designated as the second **Cultural Arts District** in South Carolina

chapman **cultural** center serves as the heart of the arts community.

Home to the **world headquarters** of **Denny's** and **Milliken**, the **ONLY**  Manufacturing Co. plant in the **United States**, more than **100** international businesses, and **seven colleges and universities**.


GSP AIRPORT
ROGER MILLIKEN FIELD

More than **2.32 million passengers** served in 2018 by 6 major airlines offering 50 non-stop daily departures to 19 major cities and 23 airports across the country.

 **#1 HOSPITAL in SC**

Spartanburg Medical Center (part of the Spartanburg Regional Healthcare System) was named the #1 Hospital in South Carolina by U.S. News and World Report (2015).

Only summer home of the  **CAROLINA PANTHERS**

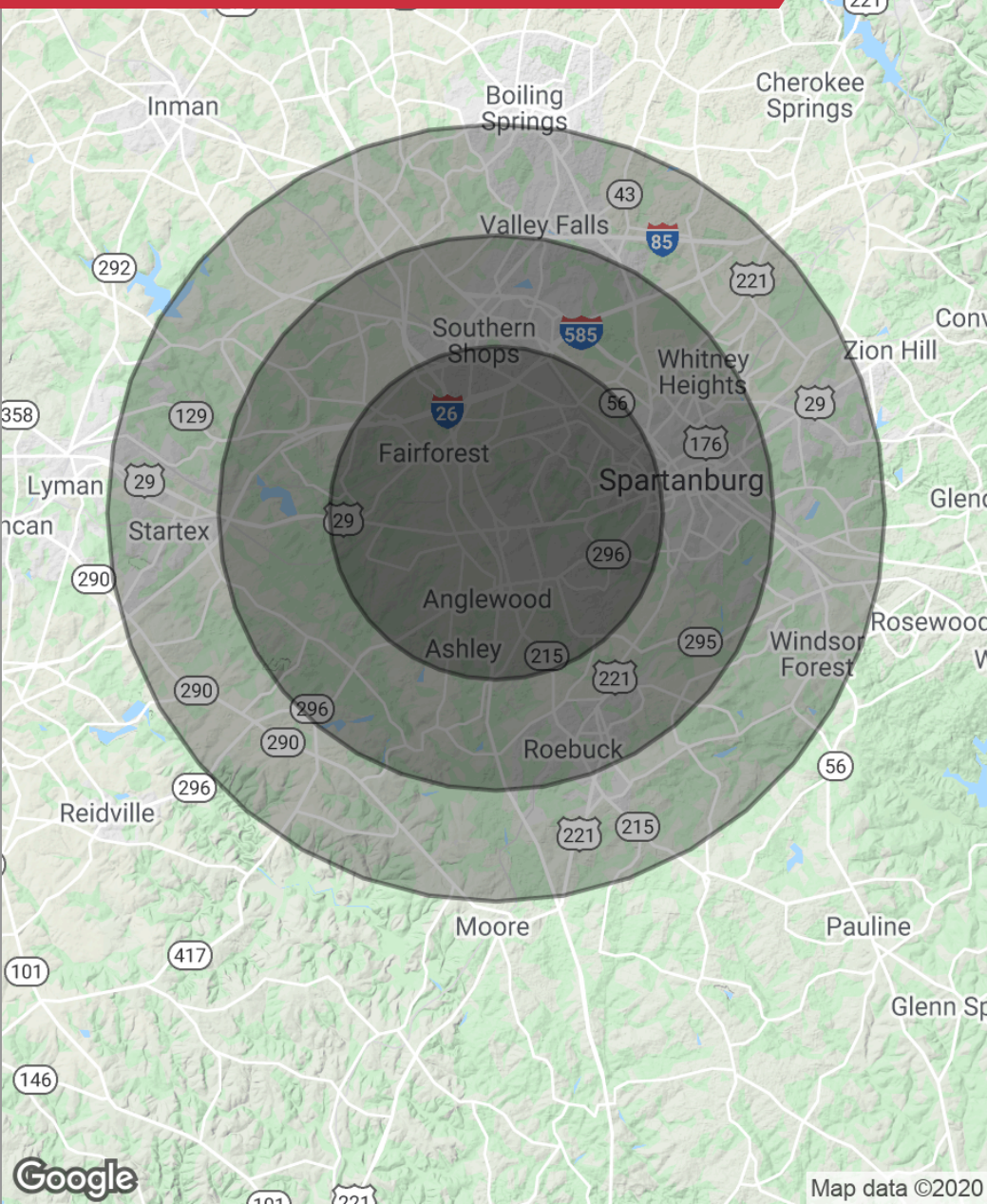
Ranked as one of the **top five training camps** in the **NFL** for fan friendliness.

There are more than **200 miles** of walking and biking trails in Spartanburg County between Croft State Park, the Palmetto Trail, the Mary Black Foundation Rail Trail and the Cottonwood Trail.



Demographics

300 W Blackstock Rd. Spartanburg, SC 29301



Population	3 Miles	5 Miles	7 Miles
Total population	34,843	83,350	132,630
Median age	33.5	33.3	34.7
Median age (male)	32.7	32.5	34.0
Median age (Female)	35.7	34.8	35.7
Households & Income	3 Miles	5 Miles	7 Miles
Total households	13,067	30,720	49,600
# of persons per HH	2.7	2.7	2.7
Average HH income	\$54,641	\$50,375	\$54,147
Average house value	\$172,306	\$144,234	\$152,647

* Demographic data derived from 2010 US Census

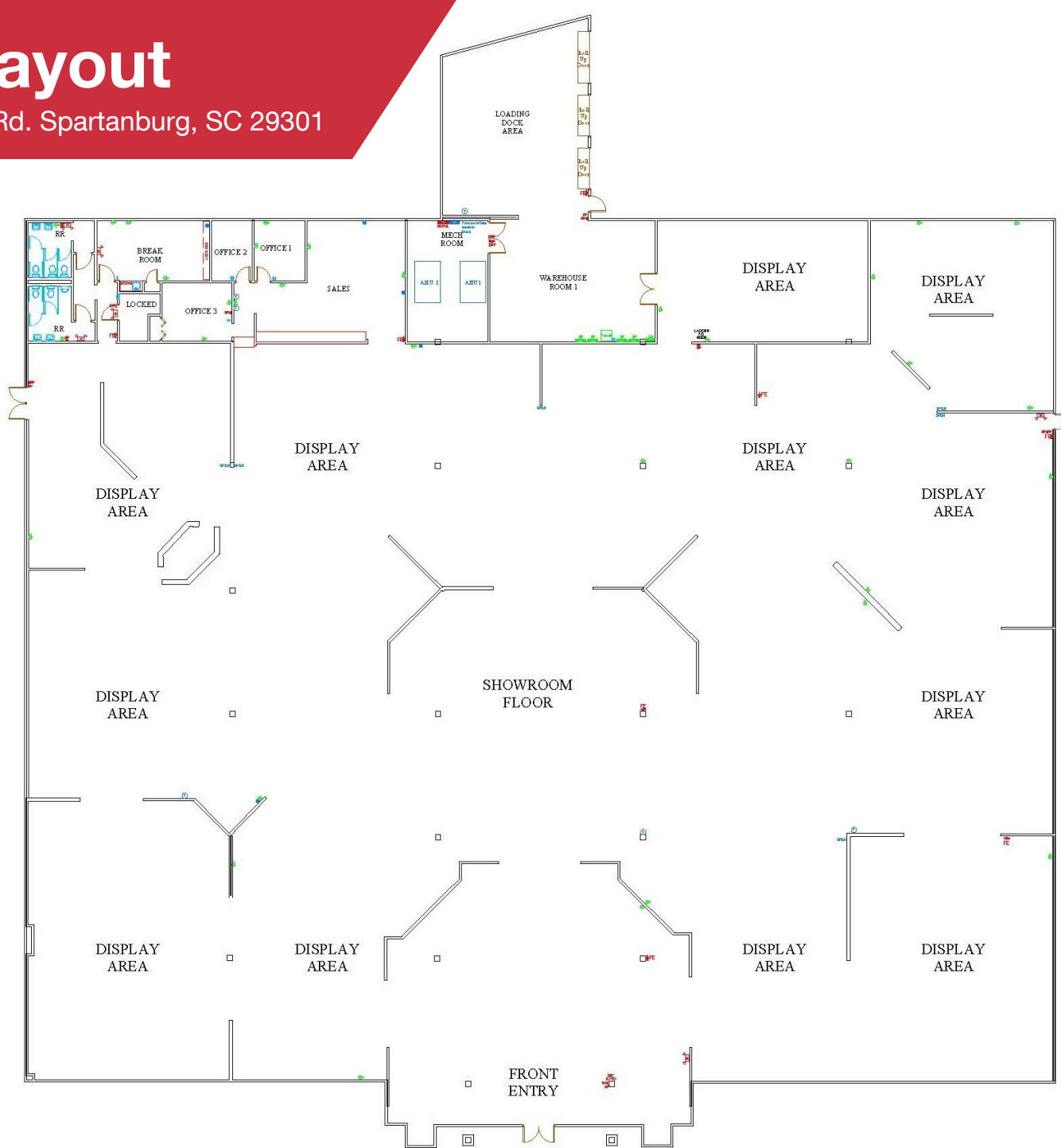
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Store Layout

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