



900 S. PINE ST.

Spartanburg, SC 29302

AVAILABLE SPACE
21,420 SF

ASKING PRICE
\$1,250,000

FEATURES

- 80% Occupied
- Backs up to Mary Black Rail Trail and The Rail Yard park
- Convenient to Downtown Spartanburg



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COLDWELL BANKER COMMERCIAL
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SALE / LEASE

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900 S. PINE ST.
Spartanburg, SC 29302

SALE



OFFERING SUMMARY

Sale Price:	\$1,250,000
Available SF:	444 SF to 3,954 SF
Lot Size:	+/-0.76 Acres
Year Built:	1949
Building Size:	+/-21,420 SF
Renovated:	2019
Traffic Count:	21,900
Price / SF:	\$58.36

PROPERTY HIGHLIGHTS

- Backs up to Mary Black Rail Trail and The Rail Yard park
- Convenient to Downtown
- +/- 0.76 acre
- Ample, on-site parking
- Tenants include Dr. Glenn Scott, First Steps, ResCare HomeCare and Children's Cancer Partners of the Carolinas
- 2nd Floor Suits Available For Lease (+/- 3,954 SF Total)
 - - Suite F +/- 1,235 SF \$1,235/Mo NNN (\$12/SF NNN)
 - - Suite G +/- 2,275 SF \$2,275/Mo NNN (\$12/SF NNN)
 - - Suite H +/- 444 SF \$1,200/Month Gross

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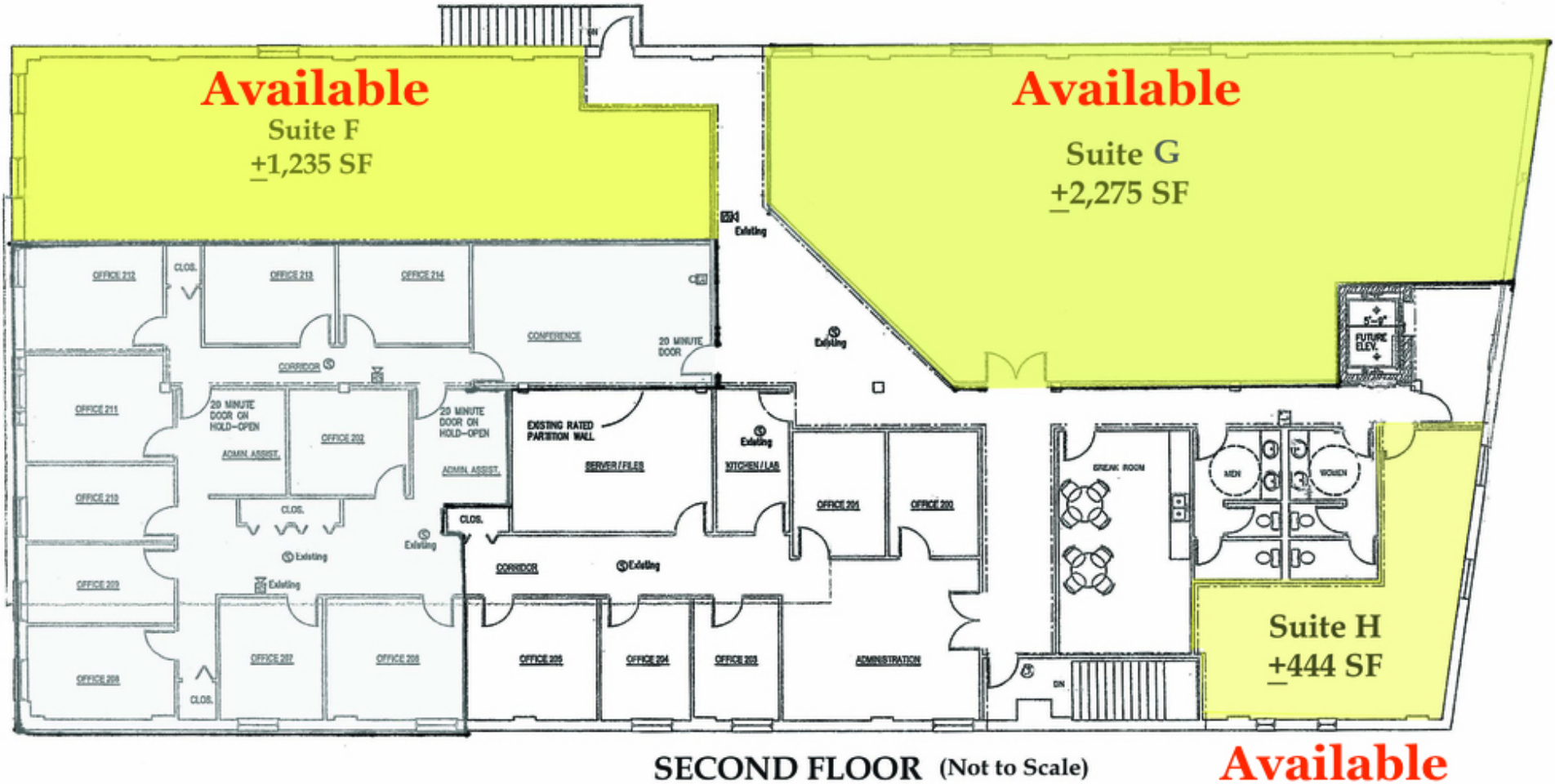
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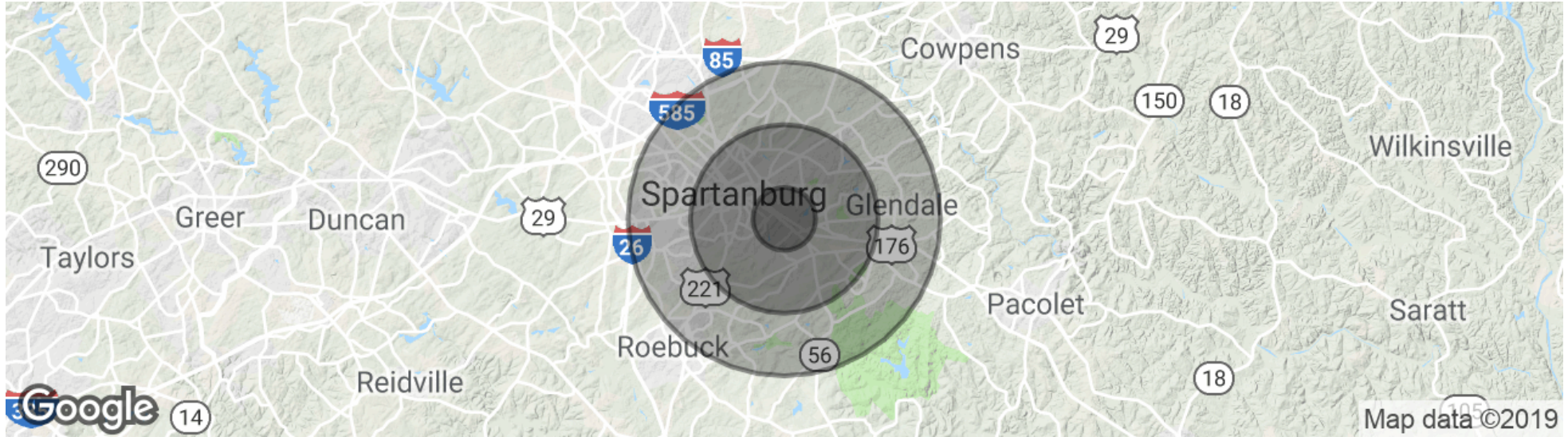
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POPULATION

	1 MILE	3 MILES	5 MILES
Total population	3,908	36,585	78,062
Median age	41.3	37.4	36.8
Median age (Male)	40.4	36.0	35.6
Median age (Female)	41.9	38.1	38.0

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	1,627	14,722	30,469
# of persons per HH	2.4	2.5	2.6
Average HH income	\$81,682	\$58,569	\$52,470
Average house value	\$229,385	\$190,860	\$175,523

* Demographic data derived from 2010 US Census

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