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±2,520 SF OFFICE/BANK **LOCATION FOR SALE**

930 Charisma Drive Spartanburg, SC

Sale Price: \$592,500

- Vacant November 2023
- Bank Location with Covered Drive-thru
- 3 Offices, Breakroom, Open Area Workspace, Storage Room
- 240 Foot of I-85 business frontage



I-85 BUSINESS: 23,100 **VEHICLES PER DAY**





PARKING 28 PARKING SPACES



PROPERTY OVERVIEW

SPECS-

PROPERTY NAME	930 Charisma Drive, Spartanburg, SC	
ТҮРЕ	Office/Bank	
TOTAL AVAILABLE SF	±2,520 SF	
TOTAL BUILDING SF	±2,520 SF	
TAX MAP #	6-08-14-164.04	
COUNTY	Spartanburg	
CITY LIMITS	No	
ZONING	N/A	

YEAR BUILT	1980	
CONSTRUCTION TYPE	Brick	
SIGNAGE	Available	
PARKING	28 Spaces	
RESTROOMS	2	
OFFICES	3	
BREAKROOM	1	
RECEPTION AREA	1	

DEMOGRAPHICS

POPULATION	1 Mile	3 Miles	5 Miles
2028 Projection	4,244	4,244 42,750	
2023 Estimate	4,047	40,510	98,065
2010 Census	3,713	3,713 35,531	
Growth 2023-2028	4.87%	5.53%	5.62%
Growth 2010-2023	9.00%	14.01%	14.73%
Median Age	33.30	35.10	36.20
Average Household Income	\$33,352	\$53,552	\$60,564

TRAFFIC COUNTS					
STREET	CROSS STREET	TRAFFIC	DISTANCE		
I-85 Business	Hearon Cir SW	30,261	±0.11 miles		
I-585	I-85 Bus NW	29,856	±0.38 miles		
North Pine Street	Bomyie Brae Drive SE	31,830	±0.39 miles		
North Pine Street	Yellow Brick Road SW	20,055	±0.60 miles		
Graham Road	Willowdale Dr E	33,303	±0.05 miles		
North Pine Street	I-585 SE	16,407	±0.37 miles		

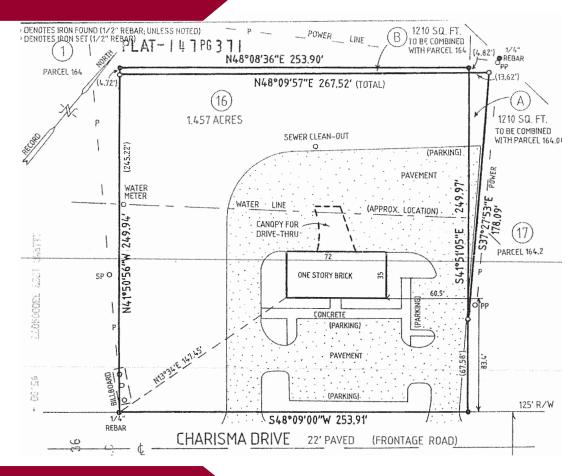


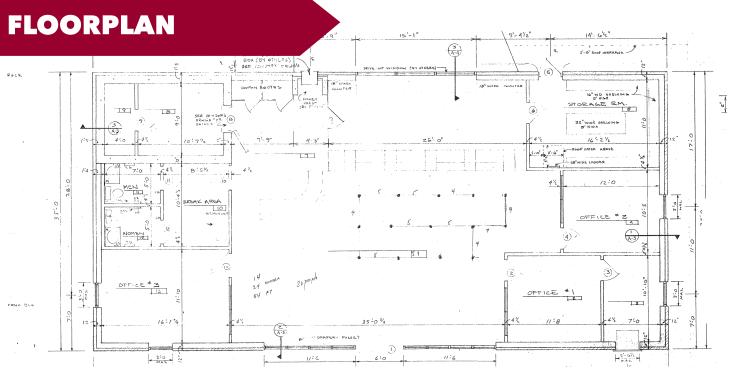


- 1 QuikTrip
- 2 Carolina Bar-be-que
- 3 I-85 Business
- 4 Chick-Fil-A
- **5** Bojangles
- 6 Spero Financial
- 7 Spartanburg Community College
- 8 University of SC Upstate
- 9 Upstate Rotary International Peace Park
- 10 Milliken & Company



SITEPLAN











864.704.1040 LeeGreenville.com

GREENVILLE OFFICE

101 W. Court Street, Suite A Greenville, SC 29601

SPARTANBURG OFFICE

320 E. Main Street, Suite 430 Spartanburg, SC 29302

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LEARN MORE GIVE US A CALL



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