



±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



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TRAFFIC COUNT
I-85 BUSINESS: 23,100
VEHICLES PER DAY



COUNTY
SPARTANBURG



PARKING
28 PARKING SPACES



LOT SIZE
1.46 ACRES

PROPERTY OVERVIEW

SPECS

PROPERTY NAME	930 Charisma Drive, Spartanburg, SC
TYPE	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	42,750	103,572
2023 Estimate	4,047	40,510	98,065
2010 Census	3,713	35,531	85,474
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



LOCATION OVERVIEW



- 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





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