



**COLDWELL
BANKER
COMMERCIAL**

CAINE

SALE/LEASE

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101 S. CHURCH ST.

Spartanburg, SC 29306

AVAILABLE SPACE

+/-5,733 SF

ASKING PRICE

\$795,000

RENTAL RATE

\$19/SF Top 2 Floors (+/-3,800 SF)

\$14/SF Entire Building (+/-5,733 SF)



CONTACT

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151 S. Daniel Morgan Avenue, Spartanburg, SC 29306
864.585.8713



101 S. CHURCH ST.

Spartanburg, SC 29306

SALE /
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OFFERING SUMMARY

Sale Price:	\$795,000
Available SF:	+/-5,733 SF
Lease Rate (NNN):	
Entire Building:	\$14/SF
Top 2 Floors:	\$19/SF
Lot Size:	+/-0.05 Acres
Year Built:	1900
Renovated:	1994/2016
2020 Traffic Count:	16,600
Price / SF:	\$138.67

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PROPERTY OVERVIEW

Office Building for Sale or Lease in Spartanburg's CBD

PROPERTY HIGHLIGHTS

- Unique brick structure with historical Art Deco creative character with natural light and windows
- Highly visible corner lot serves as anchor building to downtown entrances—perfect for making a high impact/visibility company statement
- Open floor plan with easy access to all electrical/phone/computer outlets
- Updated to all LED energy efficient lighting in 2019
- Central location in downtown for easy walkability to all attractions and restaurants
- Adjacent to County Library and City Hall
- Finished Ground Floor: +/-1,900 SF (Breakroom, half bath, storage room and large office area)
- First Floor: +/-1,900 SF (Reception area, offices and open space)
- Second Floor: +/-1,900 SF (Conference room, offices and open space)
- Ceiling Height: 11 ft.
- Spartanburg County Tax Map #7-12-21-045.01





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**SALE /
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LOBBY



LOBBY



CONFERENCE ROOM



OFFICE

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**SALE /
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OPEN WORK AREA



OPEN WORK AREA



CORRIDOR



FINISHED BASEMENT

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SALE / LEASE



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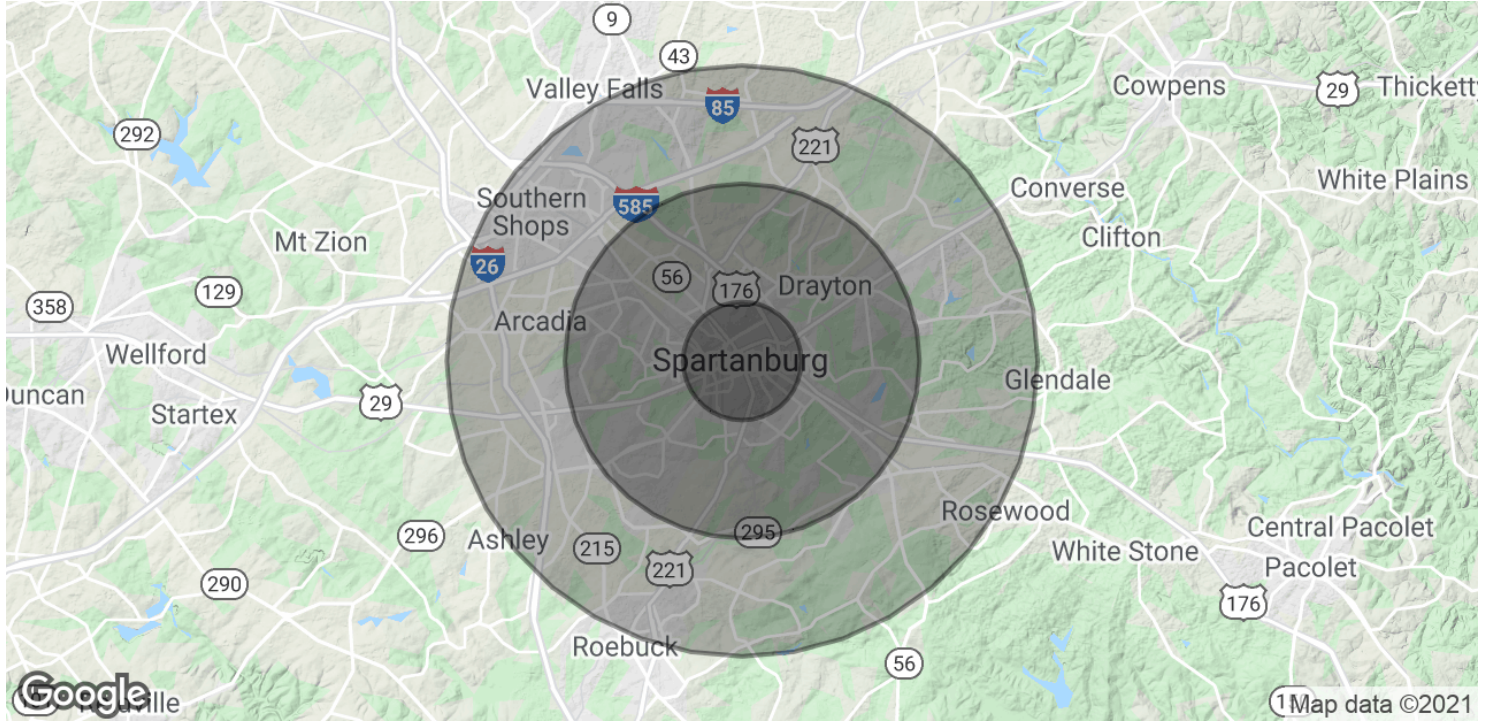




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SALE /
LEASE



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	7,475	45,172	91,484
Average age	29.2	33.8	35.1
Average age (Male)	28.3	33.0	34.2
Average age (Female)	29.4	35.0	36.2
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	2,632	16,968	34,649
# of persons per HH	2.8	2.7	2.6
Average HH income	\$47,900	\$46,587	\$50,782
Average house value	\$95,593	\$160,968	\$162,154

* Demographic data derived from 2010 US Census

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