

1600 John B. White Sr. Blvd.
Spartanburg, South Carolina

Camelot Center
2 LEASE SPACES AVAILABLE

Guy Harris
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PROPERTY DETAILS

- ⇒ Multi-Tenant Building with 2 Lease Spaces Available
 - (1) 1,200+/- SF Unit Available with Drive Thru
 - (1) 6,780+/- SF Unit Available
- ⇒ Multiple Ingress / Egress
- ⇒ Visibility & Access to John B. White Sr. Blvd / Highway 296 & Camelot Drive
- ⇒ Signalized Intersection
- ⇒ John B. White Sr. Blvd Monument Signage
- ⇒ Ample Parking



DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Population	6,406	44,866	83,446
Projected Population (2020)	6,643	46,686	86,594
Avg. Household Income	\$47,354	\$53,443	\$54,332

TRAFFIC COUNTS

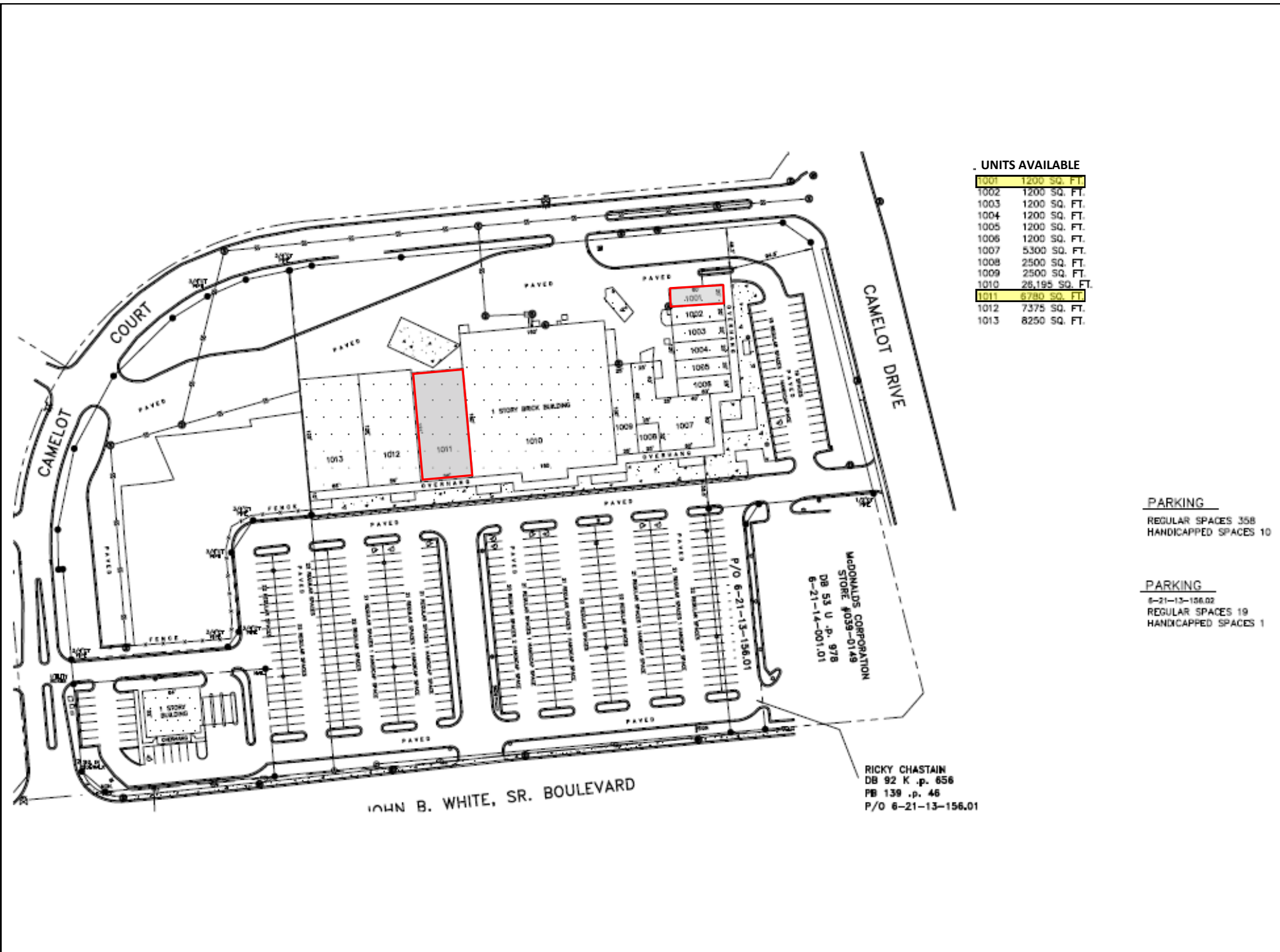
John B. White	31,849
Camelot Drive	13,550
I-26	43,378

LEASE RATE: \$12.00/SF NNN



The information contained herein has been obtained from sources deemed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty, or representation expressed or implied. It is your responsibility to independently confirm its accuracy. The owner expressly reserves the right at its sole discretion to reject any and all proposals or expressions of interest in the property and to terminate discussions with any party at anytime with or without notice.

380 S. Pine Street
Spartanburg, South Carolina 29302
864-583-1001
www.spencerhines.com



UNITS AVAILABLE

1001	1200 SQ. FT.
1002	1200 SQ. FT.
1003	1200 SQ. FT.
1004	1200 SQ. FT.
1005	1200 SQ. FT.
1006	1200 SQ. FT.
1007	5300 SQ. FT.
1008	2500 SQ. FT.
1009	2500 SQ. FT.
1010	28,195 SQ. FT.
1011	6780 SQ. FT.
1012	7375 SQ. FT.
1013	8250 SQ. FT.

PARKING

REGULAR SPACES 358
HANDICAPPED SPACES 10

PARKING

6-21-13-156.01
REGULAR SPACES 19
HANDICAPPED SPACES 1

McDONALD'S CORPORATION
STORE #039-0149
DB 53 U .p. 978
6-21-14-001.01

JOHN B. WHITE, SR. BOULEVARD

RICKY CHASTAIN
DB 92 K .p. 656
FB 139 .p. 46
P/O 6-21-13-156.01