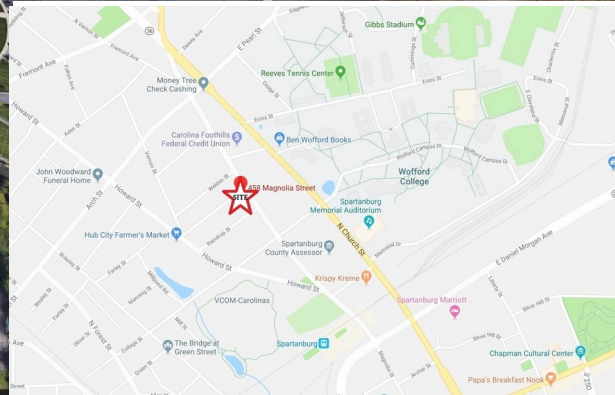


# DEVELOPMENT POTENTIAL

458 Magnolia St. | Spartanburg, SC 29303

**For Sale**  
**\$189,000**



This property is located downtown Spartanburg off of N Church Street, near Wofford College, Spartanburg Memorial Auditorium, Spartanburg County Offices.

- 0.86± Acre lot
- Spartanburg county- Tax #
  - 7-12-05-276.00, 7-12-05-277.00
  - 7-12-05-278.00, 7-12.05-275.00
- Road Frontage on 3 sides
  - 189' feet on Magnolia St.
  - 170' feet on Raindrop St.
  - 228' feet on Milan St.
- VPD 4,500± on Magnolia St.

[Link to Demographic Report](#)

[Link to Traffic Count Map](#)



**Pablo Peña**

Sales Professional

PPena@JoynerCommercial.com

864-300-2225

[www.JoynerCommercial.com](http://www.JoynerCommercial.com)



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24 Vardry Street, Ste. 401 Greenville, SC 29601

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