



371 SUCCESSFUL WAY

Spartanburg, SC 29303

OFFICE/RETAIL (CURRENT CHILDCARE)

SQUARE FOOTAGE: +/-4,500 SF

SALE PRICE: \$310,000

LEASE RATE: \$3,500/MONTH (NNN)



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**COLDWELL BANKER COMMERCIAL
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151 S. Daniel Avenue, Spartanburg, SC 29306
864.585.8713

SALE / LEASE

CBCCAINE.COM



371 SUCCESSFUL WAY

Spartanburg, SC 29303

SALE



OFFERING SUMMARY

Sale Price: \$310,000

Lease Rate: \$3,500/Month NNN
(TI Negotiable)

Building SF: +/-4,500 SF

Lot Size: +/-0.6 Acres

Year Built: 1995

Price / SF: \$68.89

PROPERTY OVERVIEW

Current Use: Childcare Facility
Possible Uses: Retail or Office (owner willing to make modifications)

PROPERTY HIGHLIGHTS

- 1,500 SF warehouse (current Indoor Play Area)
- Multiple Large Rooms for Office (current Child Class Rooms)
- Large Central Room for cubicles or private offices
- Reception Office & Kitchen
- Fire Alarm System
- 8 Paved Parking Spaces (Additional Gravel Parking)
- Beautiful Landscaping & Road Signage
- 125 Feet of Road Frontage
- All public utilities (Water, Sewer, Electric & Gas)
- Located just off Highway 221 (Chesnee Highway) and minutes from Business-85 and Interstate-85
- Licensed for 92 children with fenced-in playground in rear

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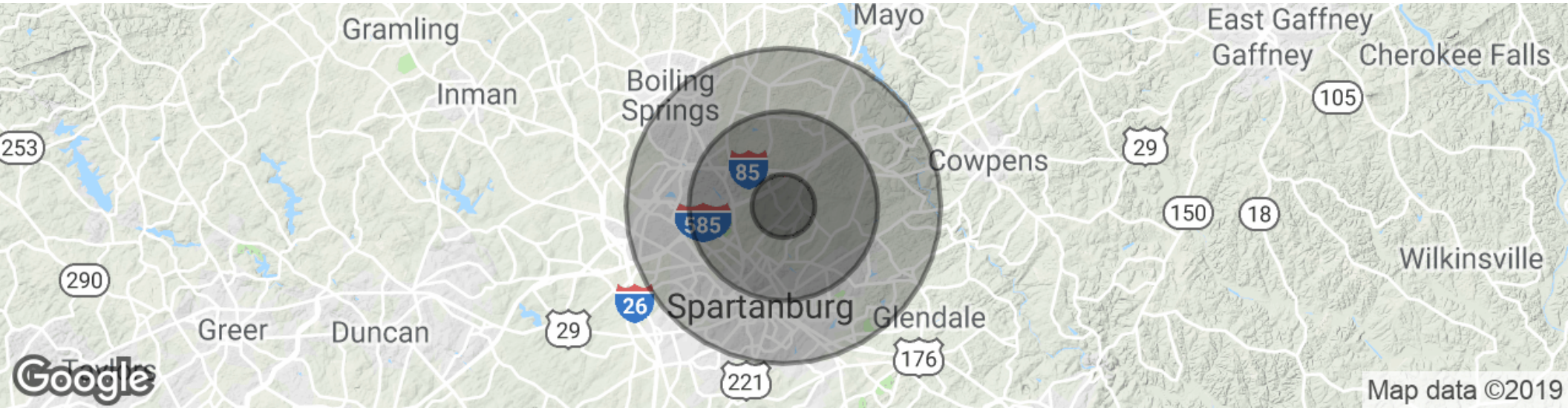




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SALE



POPULATION

	1 MILE	3 MILES	5 MILES
Total population	3,101	27,972	80,961
Median age	38.0	33.6	34.2
Median age (Male)	38.6	33.6	33.6
Median age (Female)	37.6	34.1	34.9

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	1,159	9,876	30,074
# of persons per HH	2.7	2.8	2.7
Average HH income	\$35,532	\$47,832	\$52,137
Average house value	\$136,730	\$144,092	\$170,620

* Demographic data derived from 2010 US Census

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