



**COLDWELL  
BANKER  
COMMERCIAL**  
CAINE

**186 E. MAIN ST.  
SPARTANBURG, SC 29306**

**OFFICE/RETAIL/RESIDENTIAL  
+/-14,000 SF  
\$14/SF NNN**



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**FOR LEASE**

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**COLDWELL BANKER COMMERCIAL  
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# 186 E. MAIN ST.

186 E Main St., Spartanburg, SC 29306



## OFFERING SUMMARY

Available SF: +/-14,000 SF

Lease Rate: \$14.00 SF/YR NNN

Year Built: 1926

Building Size: +/-14,000 SF

Market: Downtown  
Spartanburg

## PROPERTY HIGHLIGHTS

- Historic site constructed in 1926
- Two story building - may be subdivided
- Fully sprinkled
- Plans include office/retail at street level and apartments on second level
- 4 private parking spaces
- Local businesses include Denny's Plaza, Price's Store for Men, The Local Hiker and The Aug Smith Project ([www.augsmithonmain.com](http://www.augsmithonmain.com))

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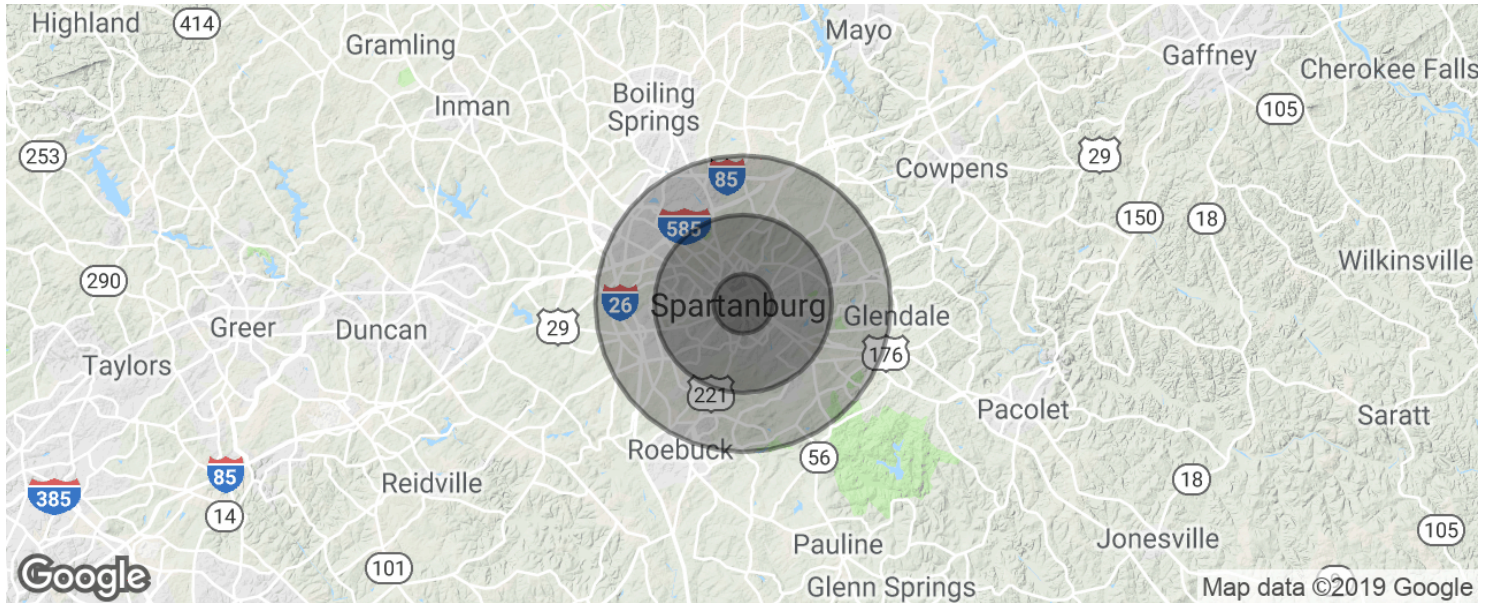
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### 186 E. MAIN ST.

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POPULATION	1 MILE	3 MILES	5 MILES
Total population	7,156	44,934	91,552
Median age	29.6	34.0	35.2
Median age (Male)	29.4	33.1	34.3
Median age (Female)	29.4	35.2	36.2
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	2,496	16,938	34,695
# of persons per HH	2.9	2.7	2.6
Average HH income	\$54,016	\$47,217	\$50,768
Average house value	\$96,118	\$168,494	\$162,359

\* Demographic data derived from 2010 US Census

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