



MCPAHAN SHOES OF SPARTANBURG

\$180,000

249 East Main Street
Spartanburg, SC 29306

AVAILABLE SPACE
1,980 SF on 0.05 acre

FEATURES

- Excellent Visibility in Downtown Spartanburg with 12,700 Cars per Day on East Main Street
- Operating Shoe and Custom Orthotics Business Also For Sale

AREA

Located in Downtown Spartanburg's Eastside near Denny's Corporate Headquarters, newly renovated Aug Smith on Main, and surrounding local professionals and retailer.



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CONTACT

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COLDWELL BANKER COMMERCIAL
CAINE

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

FOR SALE

CBCWORLDWIDE.COM



MCMAHAN SHOES OF SPARTANBURG

249 East Main Street, Spartanburg, SC 29306

SALE



OFFERING SUMMARY

Sale Price:	\$180,000
Lot Size:	0.05 Acres
Year Built:	1900
Building Size:	1,980 SF
Zoning:	DT-5: Urban Center
Submarket:	Spartanburg CBD
Traffic Count:	12,700
Price / SF:	\$90.91

PROPERTY OVERVIEW

Coldwell Banker Commercial Caine is pleased to present 249 East Main Street. Constructed in 1900, this historic property contains 1,980 SF and sits on 0.05 acre. McMahan Shoes of Spartanburg Business is also For Sale. Both adjoining properties are also for sale which total 5,940 SF on 0.15 acre. Call broker for details - 864-580-6126.

PROPERTY HIGHLIGHTS

- Located in Downtown Spartanburg's Central Business District
- Excellent Visibility on popular East Main St with 12,700 Cars per Day
- Adjoining Properties on both sides of Property also For Sale - totaling 5,940 SF on 0.15 acre
- McMahan Shoes of Spartanburg Business For Sale - visit www.mcmahanshoesspartanburg.com
- Near Denny's Headquarters, Richardson Park, and Spartanburg Community College - Downtown Campus

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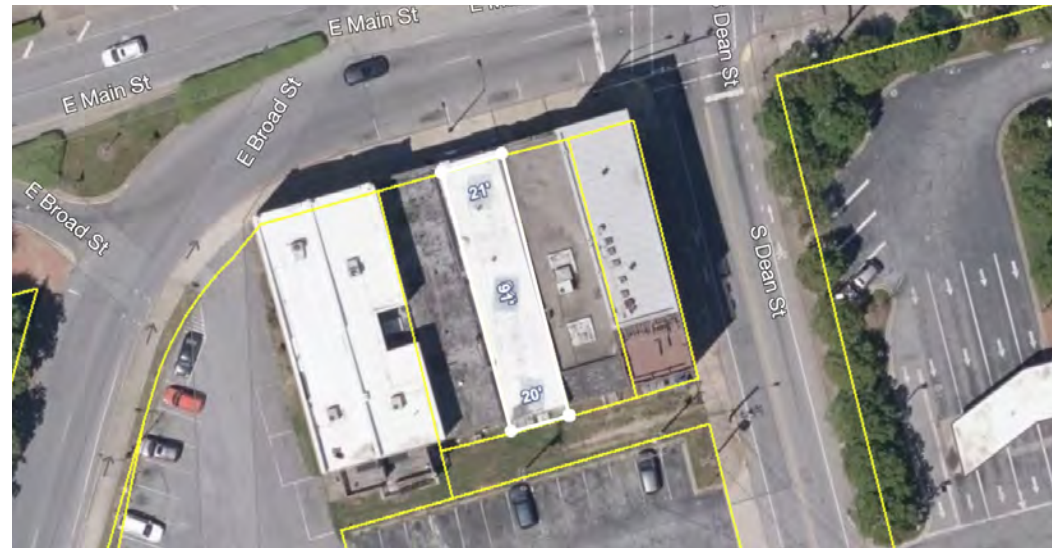




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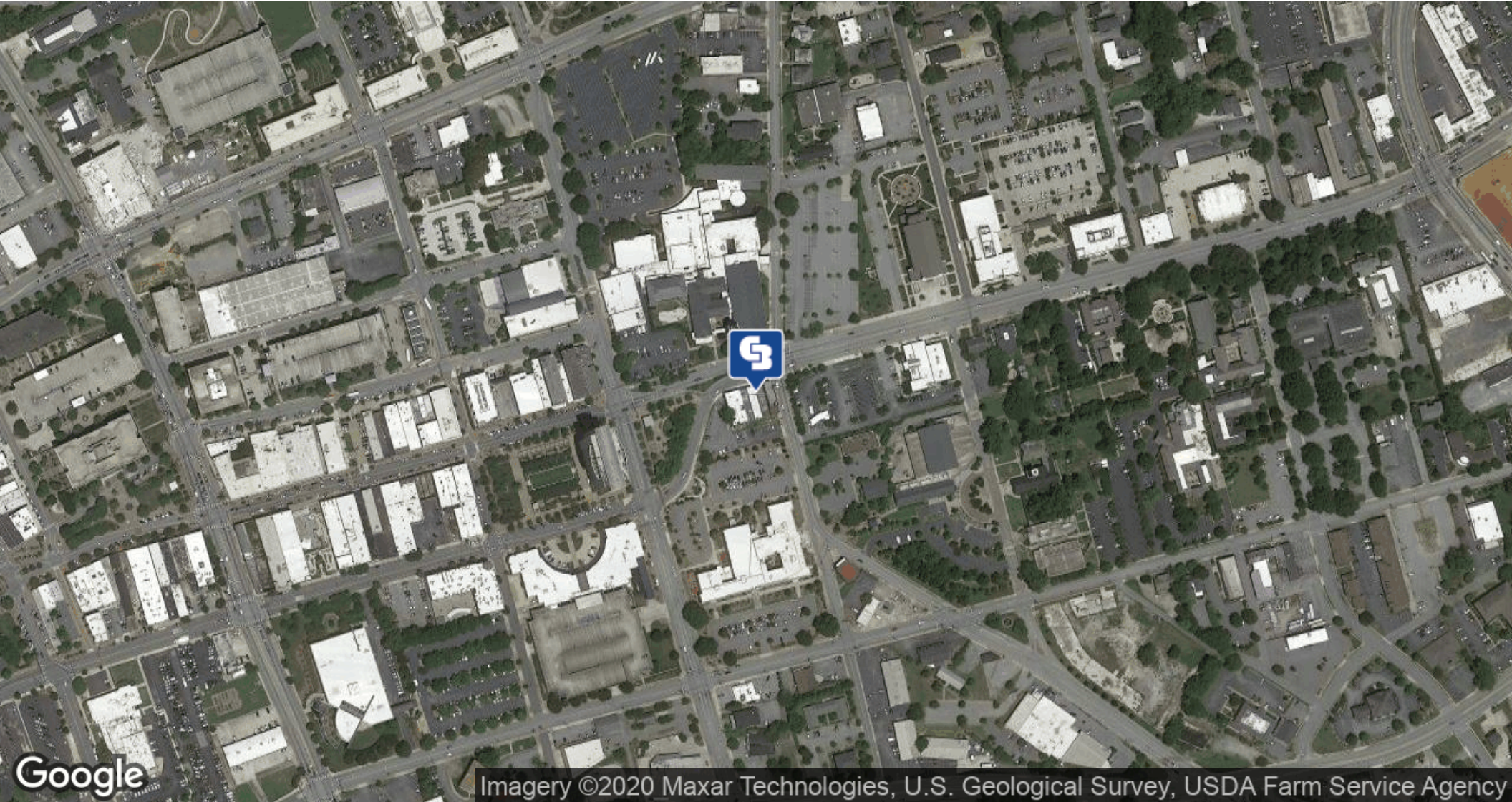




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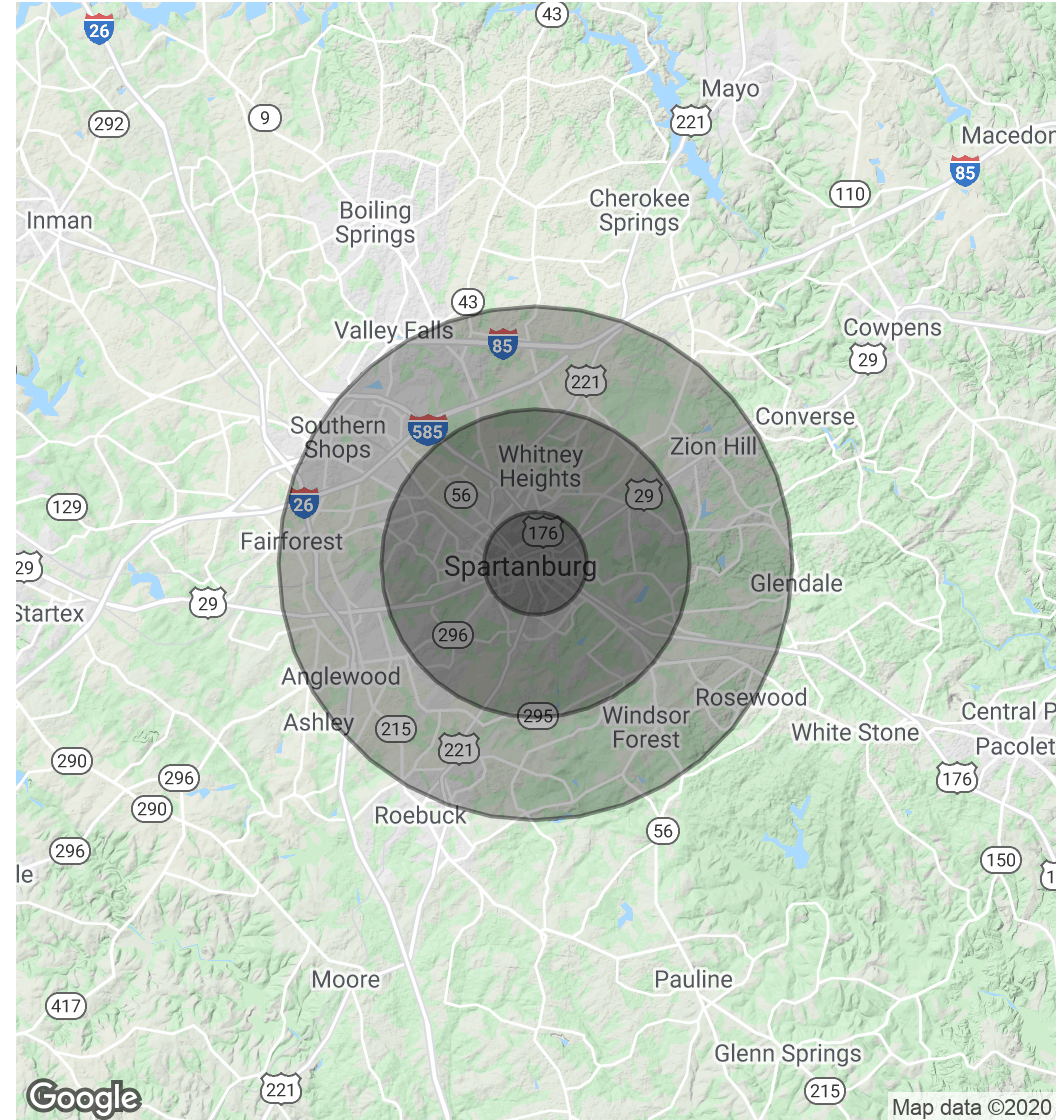


MCMAHAN SHOES OF SPARTANBURG

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,831	44,574	91,081
Average age	30.5	34.2	35.3
Average age (Male)	30.9	33.2	34.4
Average age (Female)	30.1	35.4	36.4
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	2,437	16,877	34,582
# of persons per HH	2.8	2.6	2.6
Average HH income	\$58,595	\$47,888	\$50,813
Average house value	\$96,243	\$173,059	\$163,238

* Demographic data derived from 2010 US Census



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