

FOR LEASE



±1,500 SF Endcap with Drive Thru

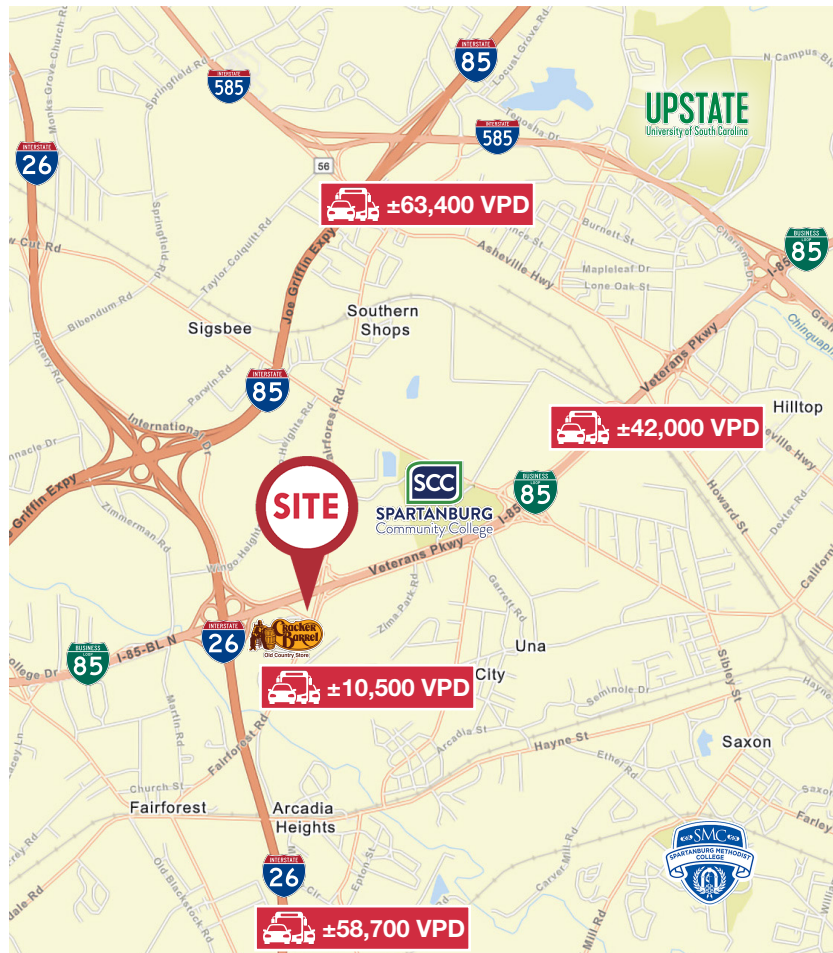
1110 SIMUEL ROAD | SPARTANBURG, SC 29301

PROPERTY HIGHLIGHTS

- **PRICE: \$37.50 SF NNN**
- Great location next door to Cracker Barrel
- New 200-room Four Points by Sheraton opening soon
- Close proximity to Spartanburg Community College (approx 6,000 students enrolled)
- One of kind site located directly on the off ramp
- Excellent visibility from Bus-85
- Strategic location to I-26, Bus-85 and close to I-85
- Brand new upscale C-Store tenant with 16 fueling stations

DEMOGRAPHIC HIGHLIGHTS

	3 MILE	5 MILE
POPULATION	32,726	94,574
HH INCOME	\$51,911	\$61,166
HOUSEHOLDS	11,979	35,930
MEDIAN AGE	34.4	34.9



NAI Earle Furman

1 Real Estate Way | Spartanburg, SC 29302 | 864 398 4444

All information contained herein is from sources deemed reliable; however, no representation or warranty is made to the accuracy thereof.

Andrew Babb

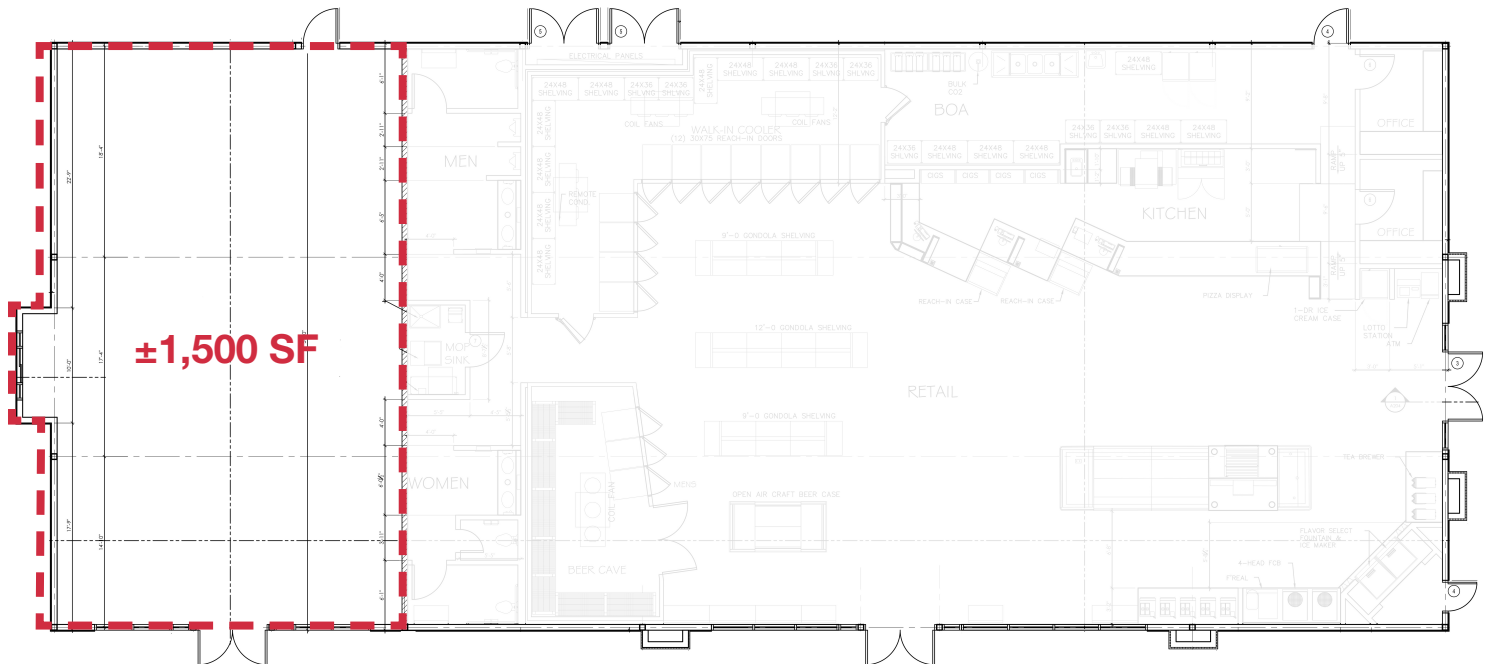
Senior Associate
864 641 7721 | ababb@naief.com

John Bauknight

Senior Associate
864 809 9900 | jbauknight@naief.com

FOR LEASE | ±1,500 SF RESTAURANT SPACE

1110 Simuel Road | Spartanburg, SC 29301



NAI Earle Furman

1 Real Estate Way | Spartanburg, SC 29302 | 864 398 4444

All information contained herein is from sources deemed reliable; however, no representation or warranty is made to the accuracy thereof.

Andrew Babb

Senior Associate

864 641 7721 | ababb@naief.com

John Bauknight

Senior Associate

864 809 9900 | jbauknight@naief.com