

Ground Lease / Build-to-Suit

3.05 Acres



2086 E. Main Street

Spartanburg, South Carolina 29307

Property Highlights

- 349.89' of frontage along E. Main Street
- 400.00' of depth (eastern property line)
- Several existing buildings on site
- SCDOT 2017 Traffic Count: 21,900 VPD (Station #117)
- Less than 800' from new Spartanburg High School Campus
- Directly across E. Main Street From Lowe's Home Improvement store
- All utilities available along E. Main Street

Property Description

This 3.05 AC site is one of the last available sites on E. Main Street, near the new Spartanburg High School Campus. The site has good configuration, and ample frontage along E. Main Street. The owners would entertain a ground lease, or a build-to-suit for a long-term tenant.

OFFERING SUMMARY

Lot Size	3.05 Acres
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DEMOGRAPHICS

Stats	Population	Avg. HH Income
1 Mile	4,458	\$57,898
3 Miles	26,841	\$68,356
5 Miles	68,631	\$54,794

For more information

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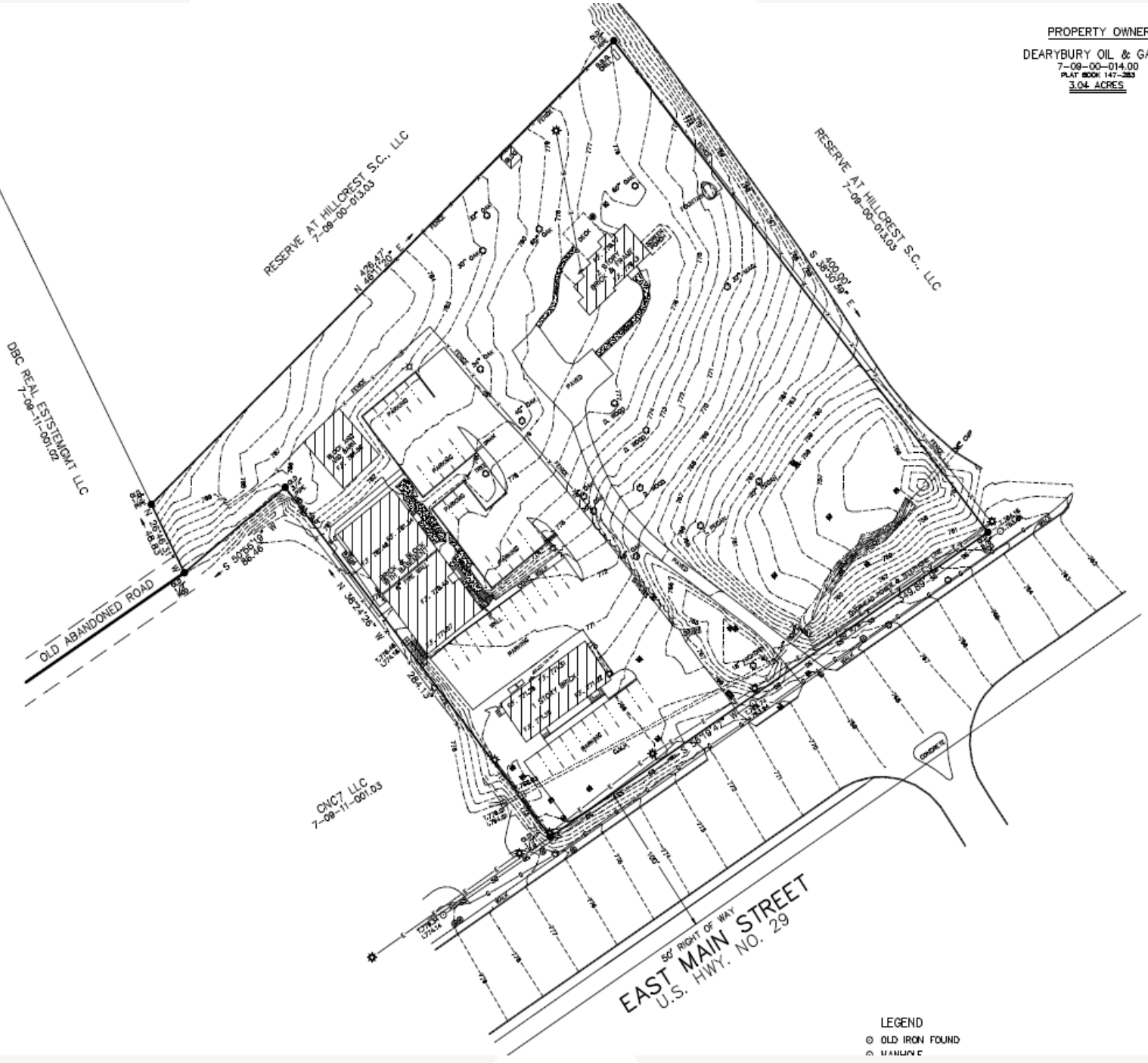
3.05 Acres



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PROPERTY OWNERS
DEARBURY OIL & GAS INC.
7-09-00-014.00
PLAT BOOK 147-283
3.04 ACRES



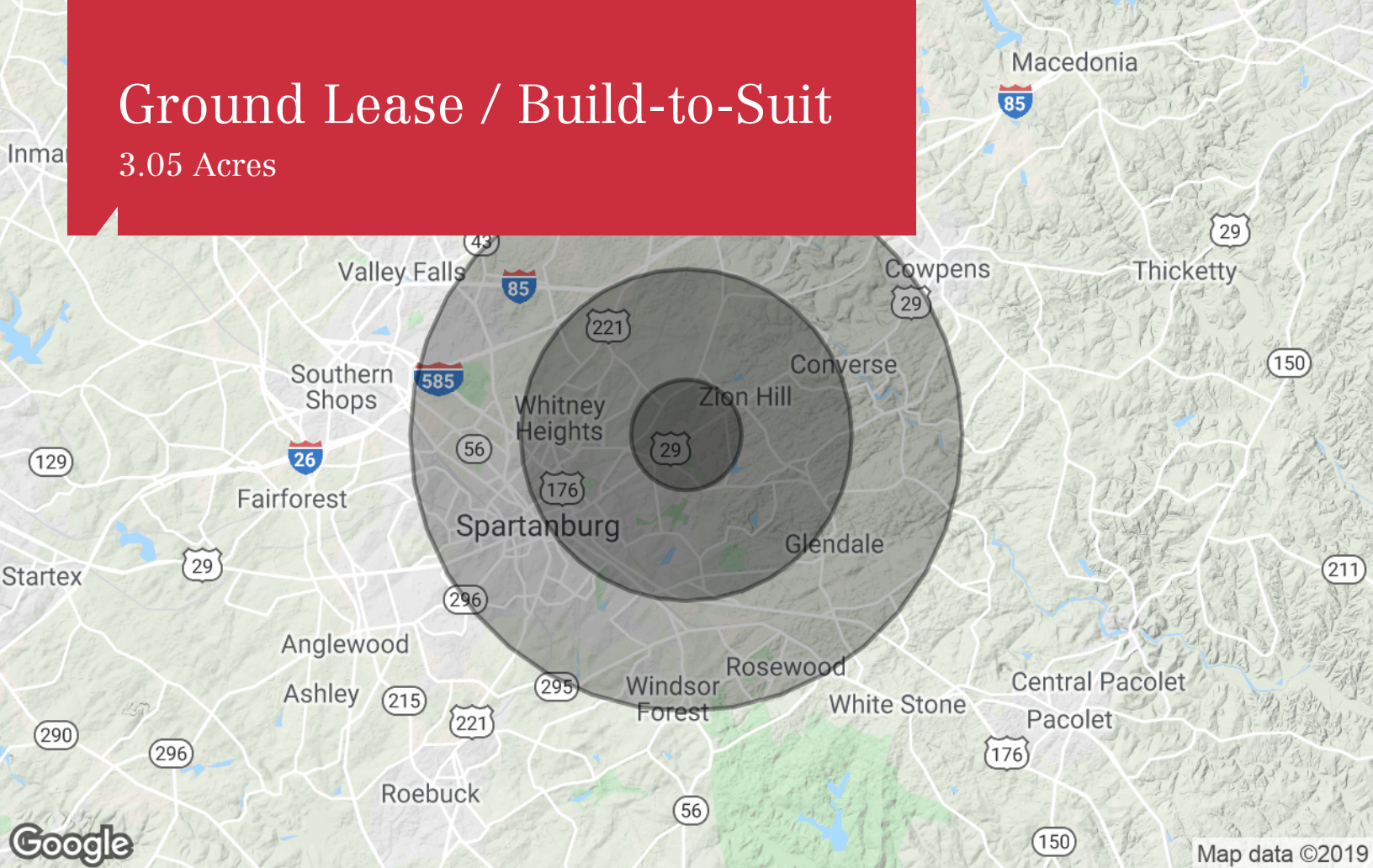
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Population

	1 Mile	3 Miles	5 Miles
TOTAL POPULATION	4,458	26,841	68,631
MEDIAN AGE	39.6	40.4	37.3
MEDIAN AGE (MALE)	35.9	39.0	36.0
MEDIAN AGE (FEMALE)	42.2	41.3	38.2

Households & Income

	1 Mile	3 Miles	5 Miles
TOTAL HOUSEHOLDS	2,006	11,180	26,927
# OF PERSONS PER HH	2.2	2.4	2.5
AVERAGE HH INCOME	\$57,898	\$68,356	\$54,794
AVERAGE HOUSE VALUE	\$166,090	\$237,423	\$179,771

* Demographic data derived from 2010 US Census