



# SPENCER/HINES OUTPARCEL FOR DEVELOPMENT

PROPERTIES

200 Spartanburg Highway, Lyman, SC 29365

Boundary lines are approximate.  
Exact to be determined by survey.



**CLOCK**  
RESTAURANT  
OF LYMAN

**potential**  
CHURCH



**\$250,000**

**\$25,000/yr NNN**

## +/-0.57 Ac for Sale or Ground Lease

- Outparcel in front of +/-35,000 SF retail center
- Area retailers include Fred's, Food Lion, Subway, Edward Jones, Advance Auto Parts, Domino's
- +/-15,800 cars per day (2017 MPSI Estimate)
- Area population growth 5-year projected +/-6.24%

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[WWW.SPENCERHINES.COM](http://WWW.SPENCERHINES.COM)

COMMERCIAL REAL ESTATE SALES, LEASING, & INVESTMENTS

380 S. Pine Street, Spartanburg, SC 29302 - 864.583.1001

No warranty or representation, expressed or implied, is made to the accuracy of the information contained herein, and the same is submitted subject to errors, omissions, change of price, rental or other conditions, imposed by the principles.





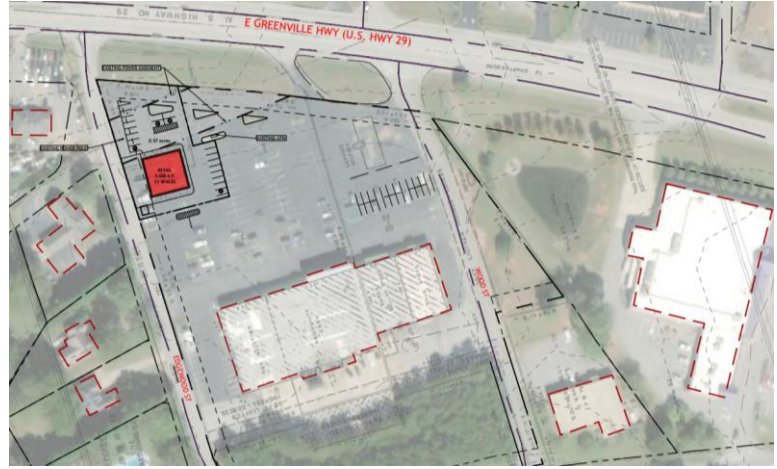
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## Additional Site Data

- **Zoning:** GBD-1 (General Business District – 1)
- **Water & Sewer:** SJWD | Town of Lyman
- **Natural Gas:** Greer CPW
- **Power:** Duke Energy
- **Phone, Internet, Cable:** Charter | AT&T
- **Demographics (3-Mile)**
  - Pop: 16,513
  - #HHs: 6,407
  - Ave. HH Inc.: \$54,510



## Conceptual Rendering



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## Area Retailers

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## Area Industries

- Dollar General
- Arby's
- Hardee's
- Burger King
- Papa John's
- Domino's
- O'Reilly Auto Parts
- Advance Auto Parts
- Johnson's Ace Hardware (Not on map)

- CVS
- BiLo
- Spinx
- QT
- Food Lion
- Bojangles
- Pepperoni Express
- The Clock
- Subway (Not on map)
- Edward Jones (Not on map)
- Lyman Music City

- Ostrem Tool Company
- Boiler Tube Company of America
- SEW Eurodrive
- American Foam & Fabric (Not on map)
- Performance Pipe (Not on map)
- Isco Industries (Not on map)
- Star Chem (Not on map)
- Current Tools (Not on map)
- Leigh Fibers (Not on map)
- XPO Logistics (Not on map)
- Laserflex Carolina (Not on map)

## Map: Area Retailers and Industries



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## Zoning / Town of Lyman / GBD-1

Sec. 408. - GBD1, General Business District-1.

408.1 *Purpose.* The intent of this district is for business development on major roadways for the convenience of local residents and for the traveling public.

408.2 *Permitted Uses.* The following uses shall be permitted in the GBD Zoning District:

- A. Any use, together with the conditions attached thereto permitted in the CBD Zoning District.
- B. General retail stores, provided that any external storage of inventory, parts, or machinery is established to the rear of the front line of the principal structure and provided that such storage be completely enclosed by a solid fence or wall of at least six feet in height composed of treated wood or brick.
- C. Service businesses, including, but not limited to plumbers, electricians, small engine machine shops, repair services, and similar uses, provided all services take place within an enclosed building and any external storage of inventory, parts, or machinery is established to the rear of the front line of the principal structure and provided that such storage is completely enclosed by a solid fence or wall of at least six feet in height composed of treated wood or brick.
- D. Restaurants (with or without drive-in window).
- E. Food stores, including general grocers, produce stands, bakeries, and meat markets (without slaughtering on-site).
- F. Food preparation establishments for off-premises delivery.
- G. Schools.
- H. Care homes.
- I. Funeral homes.
- J. Miniature golf course and driving range.
- K. Mini-warehouses.
- L. Horticulture nurseries.

408.3 *Dimensional Requirements.* Unless otherwise specified elsewhere in this ordinance, uses permitted in the GBD Zoning District shall be required to conform to the following standards:

A.	Minimum Lot Area:	None
B.	Minimum Lot Width:	None
C.	Minimum Front Setback: Front setback may be used for parking and service drives but must remain unobstructed by structures or buildings, and must be designed in conformance with Article V, Section 508, if used for parking. For exceptions to this requirement, see Article VIII, Sections 807 and 808.	25 feet
D.	Minimum Side Setback: See Article VIII, Section 804 on side yard requirements pertaining to corner lots.	None
E.	Minimum Rear Setback: Rear setback may be used for parking and service drives but must remain unobstructed by structures or buildings, and must be designed in conformance with Article V, Section 508 if used for parking. For rear yard requirements pertaining to double	25 feet

**Zoning / Town of Lyman / GBD-1 Continued**

	frontage lots see Article VIII.	
F.	Maximum Building Height: Except upon Fire Chief's written approval with conditions stated therein. For other exceptions to height regulations see Article VIII, Section 812.	45 feet

408.4 *Conditional Uses.* The following uses shall be permitted in any GBD Zoning District subject to conditions of this section, unless otherwise noted, and Article IX, Sections 909 and 910.

- A. Machine service and repair and automobile gas station, body shop, and garage, provided:
  - 1. There is no open storage of wrecked vehicles; dismantled parts, or parts visible beyond the premises;
  - 2. Such facilities shall be arranged so that all servicing is conducted on the premises and out of the public right-of-way; and
  - 3. Gasoline pumps shall be no closer than twenty-five (25) feet to the right-of-way line of the street and all fuel tanks shall be installed underground.
- B. Combination of residential units with any use permitted herein provided that all dwelling units have direct access to the outside of the structure. Parking provisions shall be complied with for each use.
- C. Carwash, provided an off-street paved parking area accommodating at least one-half of the hourly vehicle washing capacity for vehicles awaiting entrance to the washing process is suitably located and maintained on the premises. Such space shall contain at least two hundred (200) square feet per waiting vehicle and no safety hazard or impediment to traffic movement shall be created by the operation of such an establishment.
- D. Animal hospital or animal boarding facility provided all board arrangements are maintained within a building and no noise connected with the operation of the facility is audible beyond the premises.
- E. Automobile, farm equipment, boat and/or recreational vehicle sales, open yard for the sale, rental, and/or storage of materials or equipment excluding junk or other salvage.
- F. Hospitals or clinics including any functions which relate directly to the operation of the hospitals or clinics and are contained within the confines of said hospital or clinic.
- G. Truck terminal, provided paved acceleration and deceleration lanes are at least ten (10) feet in width and one hundred (100) feet in length, respectively, are furnished and maintained where trucks enter at or leave terminal sites, and provided sites for such facilities have direct access to major streets.
- H. Cemetery, provided that such use:
  - 1. Consists of a site at least five (5) acres in size;
  - 2. Includes no crematorium or dwelling unit other than for a caretaker and immediate family members;
  - 3. Has a front setback of at least forty-five (45) feet from the edge of the street right-of-way. If there is no established right-of-way the setback shall be at least seventy (70) feet from the center line of the road.
- I. Radio and television stations provided that the requirements for parking, loading, and unloading, conform to those for industrial buildings as set forth in Article V.

## **Zoning / Town of Lyman / GBD-1 Continued**

- J. Off-premises signs subject to Article VI.
- K. Single-family residence meeting Southern Standard Building Code requirements, provided it is in existence at the time of this ordinance.
- L. Multi-family residence, provided it is in existence at the time of this ordinance.
- 408.5 *Prohibited Uses.* The following uses are prohibited in the GBD Zoning District. No activity that does not fall within the parameters of Sections 408.2 or 408.4 shall be permitted within the GBD Zoning District. The following uses are expressly prohibited in order to improve ordinance clarity:
- Sexually Oriented Businesses.
  - Cellular Towers.
- 408.6 *Parking and Loading.* Uses permitted in the GBD Zoning District shall meet the parking and loading standards set forth in Article V.
- 408.7 *Signs.* Signs permitted in the GBD Zoning District, including the conditions under which they may be located are set forth in Article VI.
- 408.8 *Bufferyard Requirements.* Where this district abuts any residential district not separated by a street right-of-way, a bufferyard in compliance with Article VII, shall be required along abutting property lines.
- 408.9 *General and Supplementary Regulations.* Uses permitted in the GBD Zoning District shall meet standards set forth in Article VIII.
- 408.10 *Street Planting Strips.* In all front setbacks, a strip not less than six (6) feet in width shall be provided along the street line on the property, which shall be planted and maintained in grass with street trees or in shrub planting or as may be required in approval of the site plans. Signs shall not be erected in this area with the exception of official traffic and regulatory signs.


**[Link to Town of Lyman Zoning Ordinance GBD-1 Permitted Uses](https://tinyurl.com/y33g9lm7)**

<https://tinyurl.com/y33g9lm7>

**[Link to Town of Lyman Complete Zoning Ordinance](https://library.municode.com/sc/lyman/codes/code_of_ordinances)**

[https://library.municode.com/sc/lyman/codes/code\\_of\\_ordinances](https://library.municode.com/sc/lyman/codes/code_of_ordinances)

## Demographic Summary Report

Lyman Shopping Center 200-204 Greenville Hwy, Lyman, SC 29365			
Building Type: <b>General Retail</b>	Total Available: <b>0 SF</b>		
Secondary: <b>Freestanding</b>	% Leased: <b>100%</b>		
GLA: <b>34,385 SF</b>	Rent/SF/Yr: -		
Year Built: <b>1973</b>			
			
Radius	1 Mile	3 Mile	5 Mile
<b>Population</b>			
2024 Projection	2,726	17,543	40,400
2019 Estimate	2,632	16,513	37,849
2010 Census	2,852	15,444	34,340
Growth 2019 - 2024	3.57%	6.24%	6.74%
Growth 2010 - 2019	-7.71%	6.92%	10.22%
<b>2019 Population by Hispanic Origin</b>	113	1,294	2,679
<b>2019 Population</b>	2,632	16,513	37,849
White	1,968 74.77%	12,176 73.74%	29,100 76.88%
Black	574 21.81%	3,586 21.72%	6,739 17.80%
Am. Indian & Alaskan	14 0.53%	79 0.48%	144 0.38%
Asian	24 0.91%	279 1.69%	1,020 2.69%
Hawaiian & Pacific Island	0 0.00%	1 0.01%	24 0.06%
Other	51 1.94%	392 2.37%	821 2.17%
U.S. Armed Forces	2	4	12
<b>Households</b>			
2024 Projection	1,123	6,808	15,302
2019 Estimate	1,086	6,407	14,328
2010 Census	1,190	6,004	13,004
Growth 2019 - 2024	3.41%	6.26%	6.80%
Growth 2010 - 2019	-8.74%	6.71%	10.18%
Owner Occupied	750 69.06%	4,520 70.55%	10,724 74.85%
Renter Occupied	336 30.94%	1,887 29.45%	3,603 25.15%
<b>2019 Households by HH Income</b>	1,084	6,406	14,326
Income: <\$25,000	223 20.57%	1,486 23.20%	2,834 19.78%
Income: \$25,000 - \$50,000	331 30.54%	1,970 30.75%	3,888 27.14%
Income: \$50,000 - \$75,000	298 27.49%	1,416 22.10%	3,184 22.23%
Income: \$75,000 - \$100,000	95 8.76%	727 11.35%	1,802 12.58%
Income: \$100,000 - \$125,000	58 5.35%	439 6.85%	1,115 7.78%
Income: \$125,000 - \$150,000	74 6.83%	241 3.76%	566 3.95%
Income: \$150,000 - \$200,000	5 0.46%	124 1.94%	666 4.65%
Income: \$200,000+	0 0.00%	3 0.05%	271 1.89%
<b>2019 Avg Household Income</b>	\$54,219	\$54,510	\$65,909
<b>2019 Med Household Income</b>	\$48,235	\$46,797	\$53,539