

# SC SPARTANBURG – EASTPOINTE SHOPPING CENTER



2127 EAST MAIN STREET, SPARTANBURG, SC 29307



## OFFERING SUMMARY

County	Spartanburg
Available SF	1,500 - 5,040
Lease Rate	Contact Broker for Details
Zoning	Commercial
Traffic Count	26,600
Traffic Street	East Main Street
Average HH Income (7 Miles)	\$51,725

## PROPERTY OVERVIEW

Retail strip center units located on E. Main St. (US-29) across from newly constructed Spartanburg High School. Up to 9,500 SF available with ample parking.

## PROPERTY HIGHLIGHTS

- Can build to suit up to an additional 30,000 SF of retail space on a 1.38 acre outparcel
- Below market rental rates
- Major retail and restaurant corridor
- Excellent visibility with a signalized intersection
- Direct access to adjacent Walmart Supercenter
- New construction with ample parking
- New High School opened Fall 2019 (\$134 million investment), built for 2,100 students and 200+ staff, shares a traffic signal with subject property
- Close to the site, Mary Black Memorial Hospital has 1,400 employees, 400 physicians, and 350 patient beds

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