

AVAILABLE

CONVERSE COMMONS

160 S. Pine Street, Spartanburg, SC

\$1,425,000.00 – Recently Renovated



PRIME LOCATION RETAIL CENTER

► 1 Story Retail Center on .±965 Acres ► Gross Leasable Area ±7,544 SF

- 135.89 Feet of Frontage on South Pine St. (a/k/a U.S. Hwy. 176)
- Excellent Traffic Exposure & Access
- SCDOT 2023 Traffic Count at this Location was 27,300 VPD
- Pylon Sign
- Public Water and Sewer
- Adjacent to Wendy's and Across From Firehouse Subs & Arby's

CONTACT: Marion R. Griffin and Co., Inc.
Steve Griffin, BIC 864-585-2459

The information above has been obtained from sources believed to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty, or representation about it. It is your responsibility to independently confirm its accuracy.

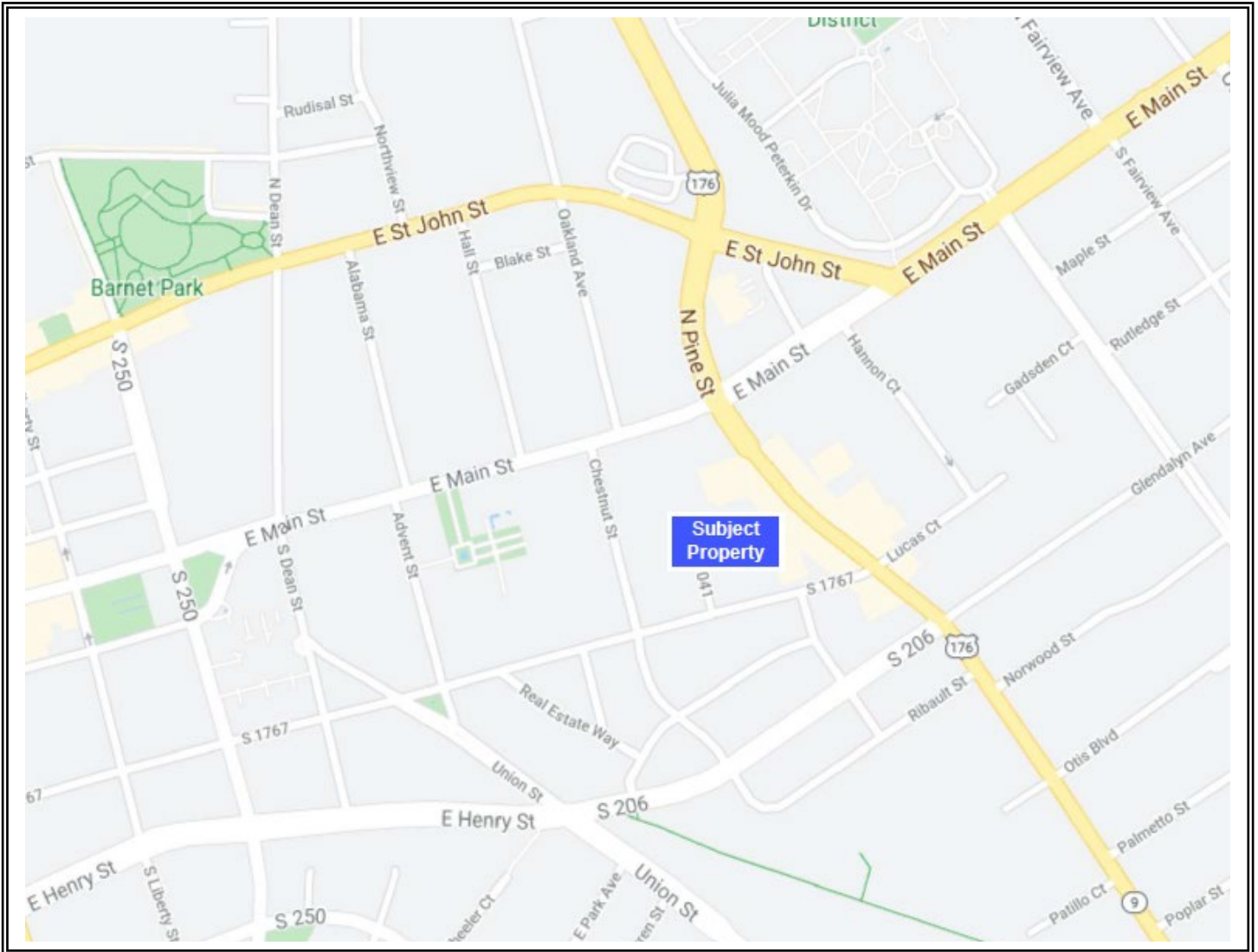
Stephen R. Griffin, BIC

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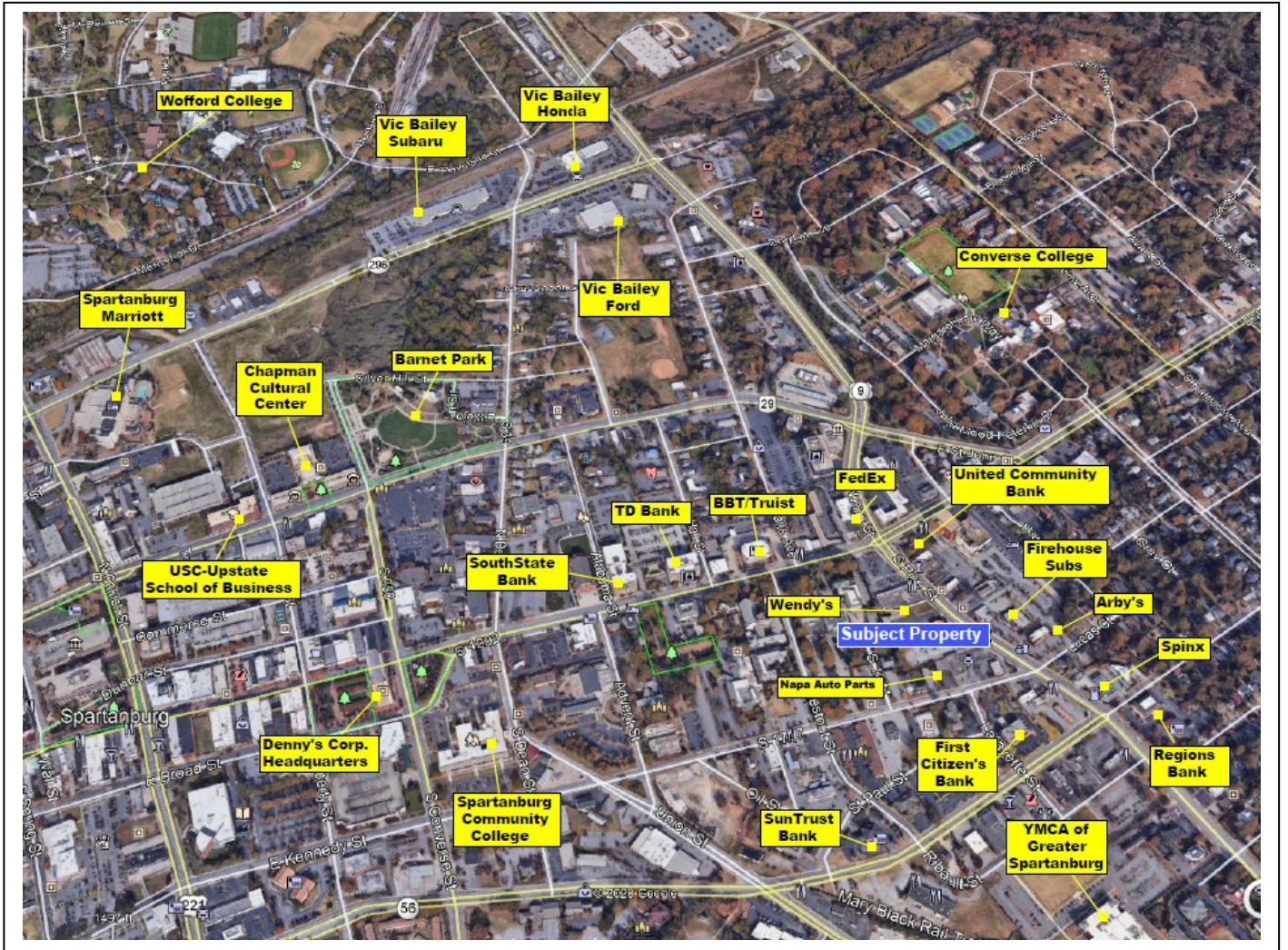
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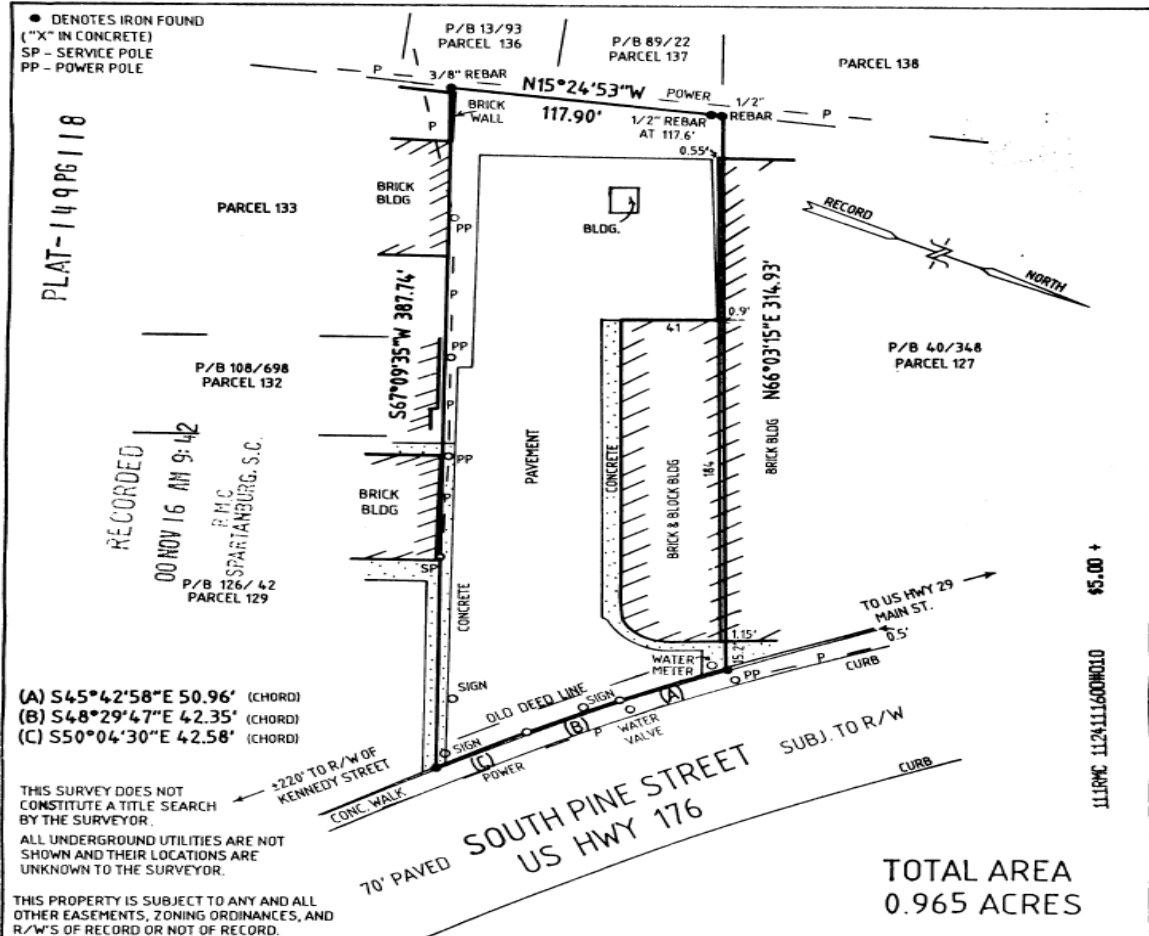


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PLT-2000-18130

PLAT BOOK 149 PAGE 0118



CLOSING SURVEY FOR:

160 S. PINE STREET
SPARTANBURG

DDR CORPORATION

MEMBER S. C. SOCIETY OF
PROFESSIONAL LAND SURVEYORS
REGISTRATION NO. 16500

Swamp

SEAL

"I HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS A SURVEY AS SPECIFIED THEREIN. ALSO THERE ARE NO VISIBLE ENCROACHMENTS OR PROJECTIONS OTHER THAN SHOWN."

THE PROPERTY SHOWN HEREIN IS NOT LOCATED WITHIN THE 100 YEAR FLOOD PLAIN AS DEFINED BY THE FLOOD INSURANCE RATE MAP.

SCALE: 1" = 60'



BLOCK MAP SHEET 7-12-11	PARCEL 128.00	DEED BOOK 19A/421	PLAT BOOK 28/485	FIELD CHIEF S. W. DONALD	DRAWN BY L. D.	DATE NOVEMBER 15, 2000
LOCATION SPARTANBURG CITY LIMITS			COUNTY SPARTANBURG		STATE SOUTH CAROLINA	


S. W. DONALD LAND SURVEYING
POST OFFICE BOX 160472
BOILING SPRINGS, SC 29316

PHONE: (864) 599-0192
FAX: (864) 599-0192

CONVERSE COMMONS

160 S. Pine Street, Spartanburg, SC

Demographic Detail Report

Converse Commons							
160 S Pine St, Spartanburg, SC 29302							
Building Type: General Retail		Total Available: 0 SF					
Secondary: -		% Leased: 100%					
GLA: 6,776 SF		Rent/SF/Yr: -					
Year Built: 1952							
Radius	1 Mile		5 Mile		10 Mile		
Population							
2025 Projection	7,536		100,805		209,750		
2020 Estimate	7,074		93,803		194,161		
2010 Census	6,692		86,199		172,063		
Growth 2020 - 2025	6.53%		7.46%		8.03%		
Growth 2010 - 2020	5.71%		8.82%		12.84%		
2020 Population by Age		7,074		93,803		194,161	
Age 0 - 4	581	8.21%	6,277	6.69%	12,211	6.29%	
Age 5 - 9	470	6.64%	6,224	6.64%	12,647	6.51%	
Age 10 - 14	375	5.30%	5,955	6.35%	12,840	6.61%	
Age 15 - 19	406	5.74%	6,041	6.44%	13,054	6.72%	
Age 20 - 24	570	8.06%	6,408	6.83%	12,770	6.58%	
Age 25 - 29	801	11.32%	8,033	8.56%	15,100	7.78%	
Age 30 - 34	616	8.71%	6,708	7.15%	12,782	6.58%	
Age 35 - 39	443	6.26%	5,759	6.14%	11,760	6.06%	
Age 40 - 44	350	4.95%	5,138	5.48%	11,241	5.79%	
Age 45 - 49	358	5.06%	5,518	5.88%	12,463	6.42%	
Age 50 - 54	356	5.03%	5,594	5.96%	12,559	6.47%	
Age 55 - 59	378	5.34%	5,762	6.14%	12,583	6.48%	
Age 60 - 64	364	5.15%	5,291	5.64%	11,359	5.85%	
Age 65 - 69	329	4.65%	4,711	5.02%	10,082	5.19%	
Age 70 - 74	259	3.66%	3,795	4.05%	8,064	4.15%	
Age 75 - 79	182	2.57%	2,818	3.00%	5,802	2.99%	
Age 80 - 84	116	1.64%	1,851	1.97%	3,587	1.85%	
Age 85+	119	1.68%	1,919	2.05%	3,257	1.68%	
Age 65+	1,005	14.21%	15,094	16.09%	30,792	15.86%	
Median Age	32.70		36.10		37.40		
Average Age	36.10		38.10		38.40		

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Demographic Detail Report

Converse Commons					
160 S Pine St, Spartanburg, SC 29302					
Radius	1 Mile		5 Mile		10 Mile
2020 Population By Race	7,074		93,803		194,161
White	4,436	62.71%	52,791	56.28%	132,773 68.38%
Black	2,426	34.29%	36,010	38.39%	50,511 26.02%
Am. Indian & Alaskan	11	0.16%	502	0.54%	961 0.49%
Asian	74	1.05%	2,537	2.70%	6,062 3.12%
Hawaiian & Pacific Island	4	0.06%	74	0.08%	115 0.06%
Other	122	1.72%	1,889	2.01%	3,739 1.93%
Population by Hispanic Origin	7,074		93,803		194,161
Non-Hispanic Origin	6,792	96.01%	86,196	91.89%	179,852 92.63%
Hispanic Origin	282	3.99%	7,606	8.11%	14,308 7.37%
2020 Median Age, Male	31.70		34.60		36.00
2020 Average Age, Male	34.60		36.60		37.20
2020 Median Age, Female	33.40		37.50		38.70
2020 Average Age, Female	37.30		39.30		39.40
2020 Population by Occupation Classification	5,571		74,142		153,857
Civilian Employed	3,183	57.14%	42,116	56.80%	92,610 60.19%
Civilian Unemployed	94	1.69%	1,502	2.03%	2,786 1.81%
Civilian Non-Labor Force	2,292	41.14%	30,496	41.13%	58,395 37.95%
Armed Forces	2	0.04%	28	0.04%	66 0.04%
Households by Marital Status					
Married	783		13,359		34,893
Married No Children	510		8,643		21,058
Married w/Children	273		4,716		13,835
2020 Population by Education	5,080		67,987		139,494
Some High School, No Diploma	789	15.53%	12,167	17.90%	21,018 15.07%
High School Grad (Incl Equivalency)	964	18.98%	17,376	25.56%	36,426 26.11%
Some College, No Degree	1,165	22.93%	18,359	27.00%	40,021 28.69%
Associate Degree	409	8.05%	5,090	7.49%	8,855 6.35%
Bachelor Degree	900	17.72%	9,266	13.63%	20,832 14.93%
Advanced Degree	853	16.79%	5,729	8.43%	12,342 8.85%

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Radius	1 Mile		5 Mile		10 Mile	
2020 Population by Occupation	5,933		77,714		172,308	
Real Estate & Finance	84	1.42%	1,707	2.20%	4,159	2.41%
Professional & Management	1,520	25.62%	14,850	19.11%	37,076	21.52%
Public Administration	45	0.76%	938	1.21%	2,129	1.24%
Education & Health	1,164	19.62%	9,769	12.57%	20,778	12.06%
Services	546	9.20%	7,901	10.17%	14,571	8.46%
Information	28	0.47%	838	1.08%	1,787	1.04%
Sales	999	16.84%	10,138	13.05%	22,264	12.92%
Transportation	25	0.42%	225	0.29%	362	0.21%
Retail	474	7.99%	5,400	6.95%	11,256	6.53%
Wholesale	142	2.39%	1,502	1.93%	3,244	1.88%
Manufacturing	353	5.95%	8,321	10.71%	19,031	11.04%
Production	321	5.41%	9,528	12.26%	19,074	11.07%
Construction	47	0.79%	2,634	3.39%	7,188	4.17%
Utilities	40	0.67%	1,508	1.94%	3,722	2.16%
Agriculture & Mining	3	0.05%	248	0.32%	311	0.18%
Farming, Fishing, Forestry	0	0.00%	102	0.13%	165	0.10%
Other Services	142	2.39%	2,105	2.71%	5,191	3.01%
2020 Worker Travel Time to Job	3,039		41,359		90,556	
<30 Minutes	2,494	82.07%	32,532	78.66%	69,826	77.11%
30-60 Minutes	418	13.75%	7,344	17.76%	17,485	19.31%
60+ Minutes	127	4.18%	1,483	3.59%	3,245	3.58%
2010 Households by HH Size	2,582		34,440		66,841	
1-Person Households	1,147	44.42%	11,497	33.38%	18,651	27.90%
2-Person Households	760	29.43%	10,896	31.64%	22,049	32.99%
3-Person Households	317	12.28%	5,483	15.92%	11,360	17.00%
4-Person Households	218	8.44%	3,685	10.70%	8,546	12.79%
5-Person Households	86	3.33%	1,743	5.06%	3,856	5.77%
6-Person Households	36	1.39%	687	1.99%	1,473	2.20%
7 or more Person Households	18	0.70%	449	1.30%	906	1.36%
2020 Average Household Size	2.00		2.30		2.50	
Households						
2025 Projection	2,955		40,501		81,631	
2020 Estimate	2,754		37,612		75,467	
2010 Census	2,580		34,440		66,842	
Growth 2020 - 2025	7.30%		7.68%		8.17%	
Growth 2010 - 2020	6.74%		9.21%		12.90%	

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Radius	1 Mile	5 Mile	10 Mile
2020 Households by HH Income	2,752	37,610	75,468
<\$25,000	910 33.07%	10,933 29.07%	17,116 22.68%
\$25,000 - \$50,000	577 20.97%	10,532 28.00%	19,096 25.30%
\$50,000 - \$75,000	332 12.06%	6,052 16.09%	13,734 18.20%
\$75,000 - \$100,000	383 13.92%	4,956 13.18%	11,775 15.60%
\$100,000 - \$125,000	101 3.67%	1,898 5.05%	5,159 6.84%
\$125,000 - \$150,000	78 2.83%	659 1.75%	2,307 3.06%
\$150,000 - \$200,000	158 5.74%	1,192 3.17%	3,368 4.46%
\$200,000+	213 7.74%	1,388 3.69%	2,913 3.86%
2020 Avg Household Income	\$74,302	\$61,001	\$69,293
2020 Med Household Income	\$44,560	\$43,519	\$52,379
2020 Occupied Housing	2,754	37,612	75,467
Owner Occupied	1,269 46.08%	20,435 54.33%	49,830 66.03%
Renter Occupied	1,485 53.92%	17,177 45.67%	25,637 33.97%
2010 Housing Units	3,077	38,297	73,436
1 Unit	1,853 60.22%	26,015 67.93%	57,433 78.21%
2 - 4 Units	730 23.72%	4,329 11.30%	5,712 7.78%
5 - 19 Units	149 4.84%	5,295 13.83%	6,478 8.82%
20+ Units	345 11.21%	2,658 6.94%	3,813 5.19%
2020 Housing Value	1,268	20,434	49,830
<\$100,000	362 28.55%	7,713 37.75%	13,506 27.10%
\$100,000 - \$200,000	327 25.79%	7,637 37.37%	21,057 42.26%
\$200,000 - \$300,000	242 19.09%	2,911 14.25%	9,057 18.18%
\$300,000 - \$400,000	133 10.49%	971 4.75%	3,438 6.90%
\$400,000 - \$500,000	39 3.08%	441 2.16%	1,398 2.81%
\$500,000 - \$1,000,000	115 9.07%	656 3.21%	1,233 2.47%
\$1,000,000+	50 3.94%	105 0.51%	141 0.28%
2020 Median Home Value	\$183,180	\$132,787	\$154,181
2020 Housing Units by Yr Built	3,077	41,427	81,577
Built 2010+	92 2.99%	2,284 5.51%	6,847 8.39%
Built 2000 - 2010	103 3.35%	2,833 6.84%	10,752 13.18%
Built 1990 - 1999	82 2.66%	4,496 10.85%	12,989 15.92%
Built 1980 - 1989	313 10.17%	5,479 13.23%	11,058 13.56%
Built 1970 - 1979	136 4.42%	8,232 19.87%	14,580 17.87%
Built 1960 - 1969	296 9.62%	6,737 16.26%	9,717 11.91%
Built 1950 - 1959	382 12.41%	5,017 12.11%	6,965 8.54%
Built <1949	1,673 54.37%	6,349 15.33%	8,669 10.63%
2020 Median Year Built	1948	1972	1980