

120 West Saint John Street Spartanburg, SC 29302

FOR LEASE

\$22.50/SF NNN

RENTABLE SPACE

±3,500 SF

PROPERTY FEATURES

- Retail / office space located at the heart of downtown Spartanburg
- Located in the central business district
- Easy access to downtown amenities, dining, arts, and events
- High traffic counts at 19,500 VPD
- Surrounded by \$600+ million in new development within one mile
- 1 block from Spartanburg County Courthouse
- 3 parking garages within 1 block
- Only 0.1 mile (3-minute walk) to Morgan Square

DEMOGRAPHIC HIGHLIGHTS

	1 MILE	5 MILE	10 MILE
2024 POPULATION	8,025	99,275	200,626
2029 PROJECTED POPULATION	9,155	121,566	244,565
2024 HOUSEHOLDS	2,704	42,784	84,248
2024 AVG HH INCOME	\$52,121	\$65,850	\$76,079
MEDIAN AGE	28.7	36.1	37.5



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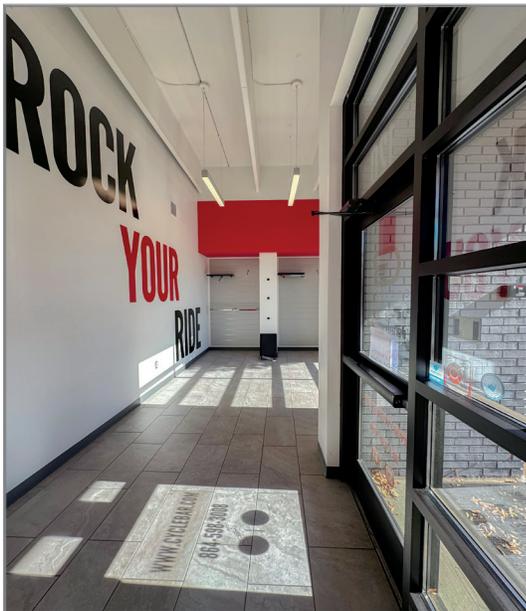
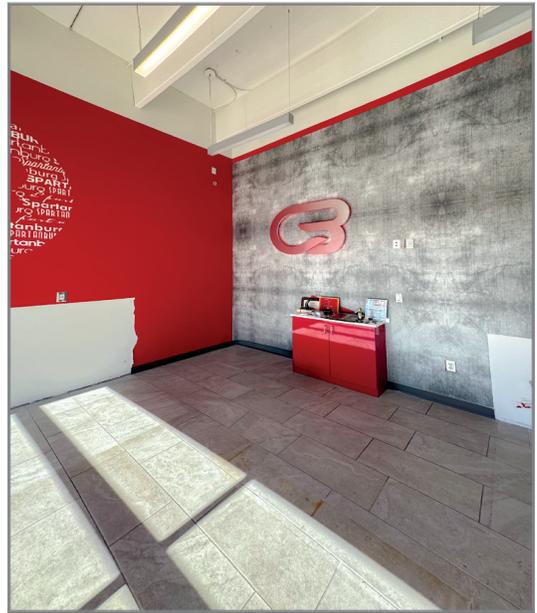
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