

# SALUDA TOWNE CENTRE

605 TRAVIS AVENUE SALUDA, SOUTH CAROLINA 29138

+/- 37,450 SF SHOPPING CENTER | 1 SPACE AVAILABLE FOR LEASE



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# SALUDA TOWNE CENTRE

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**PROPERTY SUMMARY**

<i>ADDRESS</i>	605 TRAVIS AVENUE SALUDA, SOUTH CAROLINA 29138
<i>DESCRIPTION</i>	GROCERY ANCHORED SHOPPING CENTER
<i>GLA (SF)</i>	+/- 37,450 SF
<i>LOT SIZE</i>	+/- 3.6 ACRES
<i>ANCHOR TENANTS</i>	FOOD LION
<i>SPACES AVAILABLE</i>	UNIT TO BE DIVIDED: 1,500-6,180 SF

LEASE RATE: **\$13.00 - \$15.00 PER SF (NNN)**



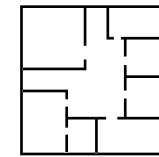
150+ SPACES  
AVAILABLE



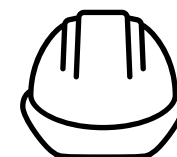
UP TO 6,000  
CARS PER DAY



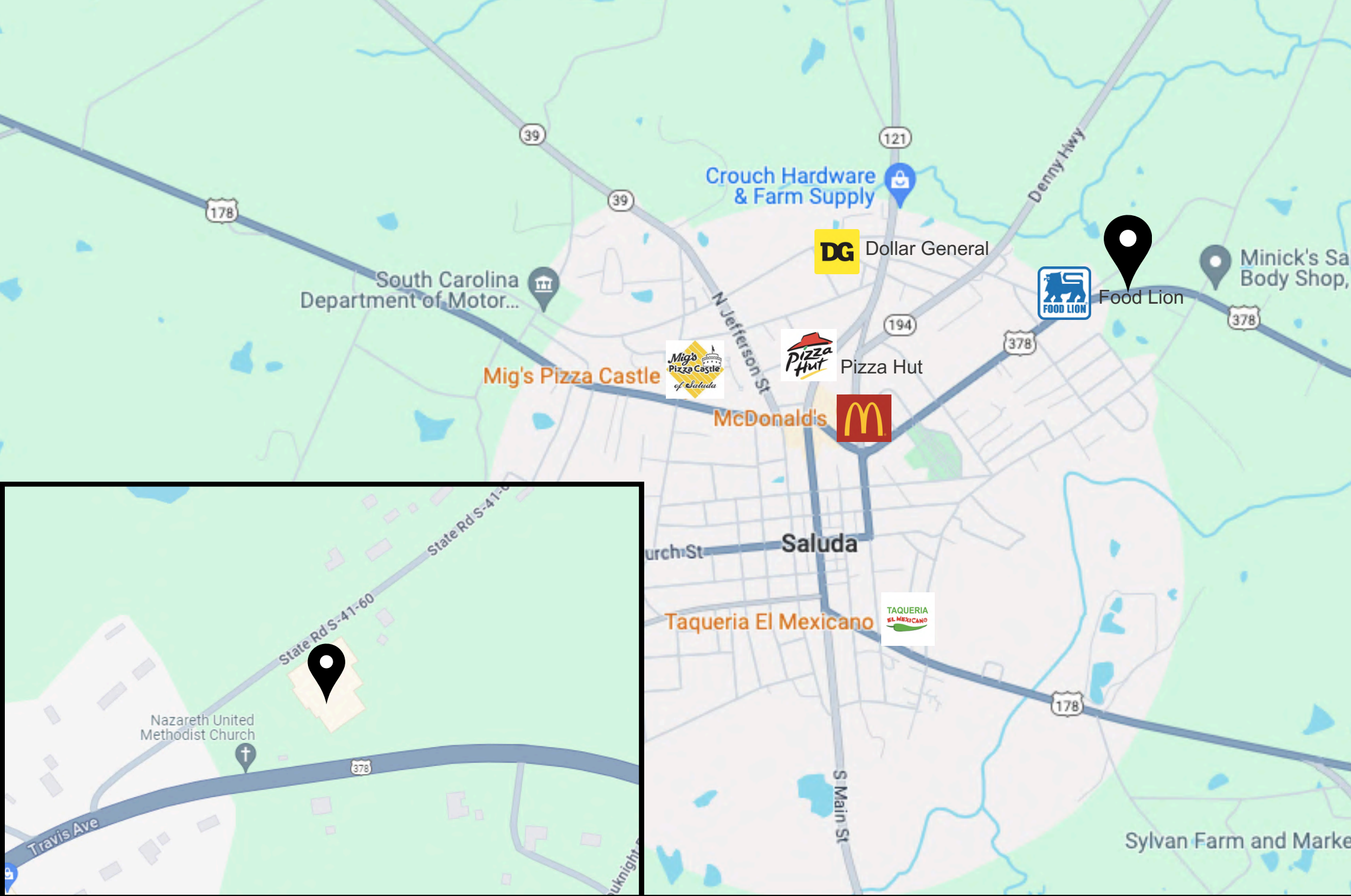
HIGHLY VISIBLE  
LOCATION



+/- 6,180 SF  
AVAILABLE



BUILT IN 1996





UNIT TO BE DIVIDED

Nazareth United Methodist Church

+/- 6,000 VPD ALONG HWY 378



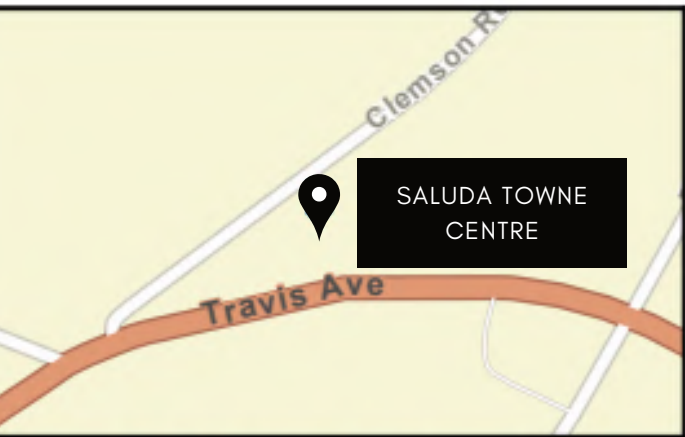
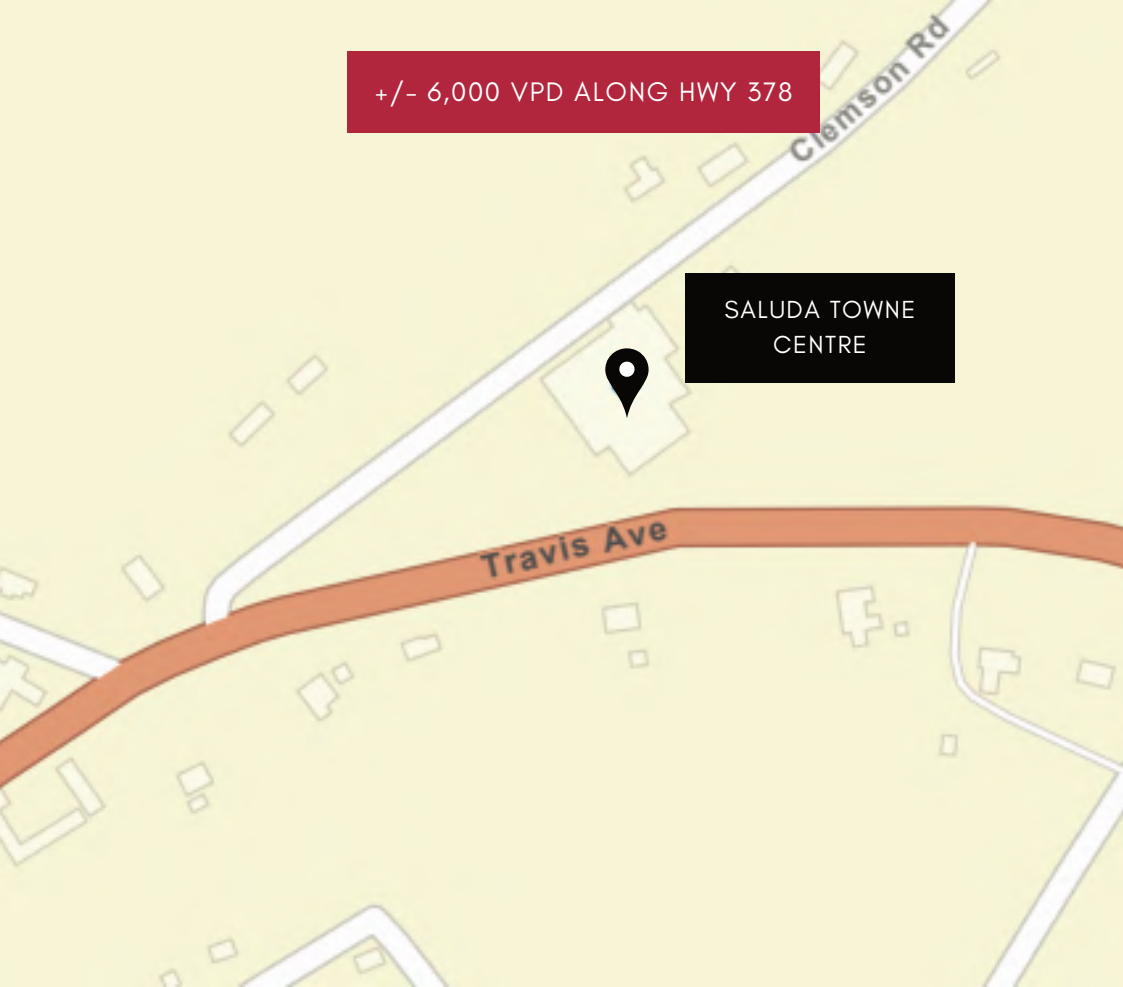


Saluda



SALUDA TOWNE CENTRE

+/- 6,000 VPD ALONG HWY 378



- Average Daily Traffic Volume**
- ▲ Up to 6,000 vehicles per day
  - ▲ 6,001 - 15,000
  - ▲ 15,001 - 30,000
  - ▲ 30,001 - 50,000
  - ▲ 50,001 - 100,000
  - ▲ More than 100,000 per day



Source: ©2023 Kalibrate Technologies (Q4 2023).







\$90,046

Median Home Value



\$38,256

Median HH Income



22.4%

No High School Diploma



31.3%

High School Graduate

2.4

Home Value to  
Income Ratio



28.6%

Some College/ Associate's  
Degree



17.7%

Bachelor's/Grad/ Prof  
Degree

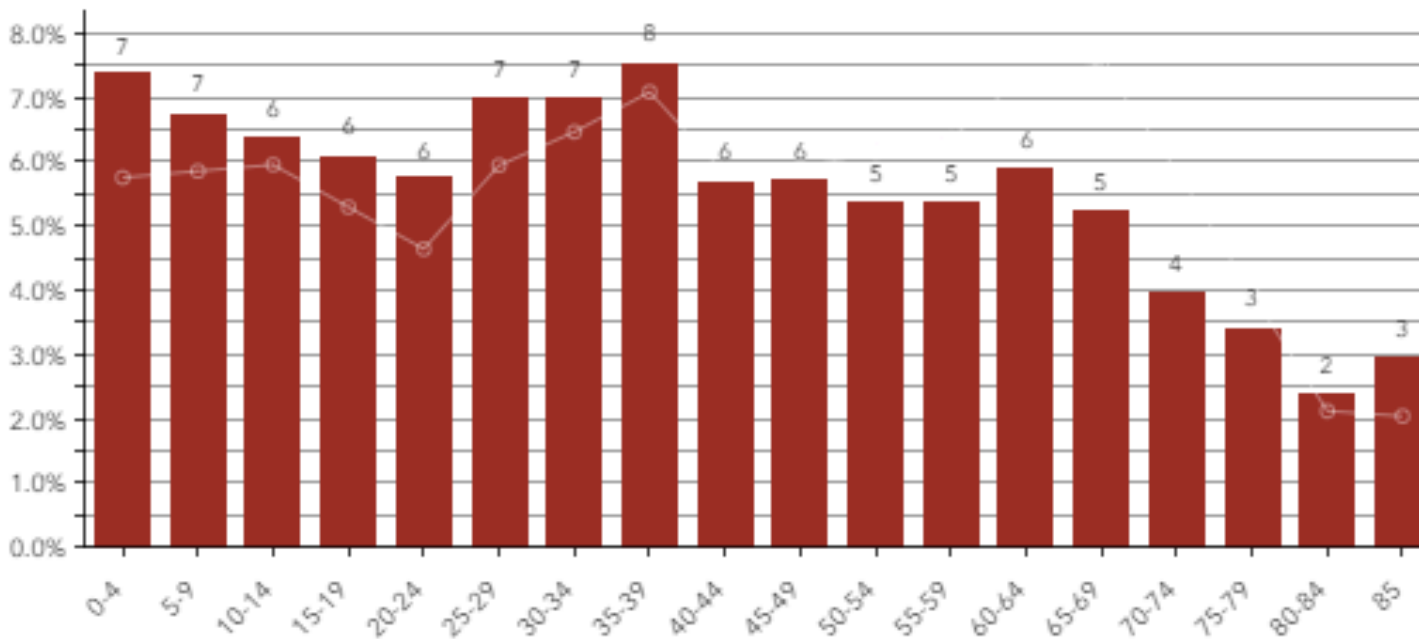
37.4

Median Age

1,985

Households

Age Profile



HOUSEHOLDS HHS% % US HHS INDEX

Affluent Estates (L1)	0	0.00%	10.00%	0
Upscale Avenues (L2)	0	0.00%	5.55%	0
Uptown Individuals (L3)	0	0.00%	3.58%	0
Family Landscapes (L4)	0	0.00%	7.63%	0
GenXurban (L5)	0	0.00%	11.26%	0
Sprouting Explorers (L7)	0	0.00%	7.20%	0
Middle Ground (L8)	0	0.00%	10.79%	0
Senior Styles (L9)	0	0.00%	5.80%	0
Rustic Outposts (L10)	1,391	70.08%	8.30%	844
Midtown Singles (L11)	0	0.00%	6.16%	0
Hometown (L12)	0	0.00%	6.01%	0
Next Wave (L13)	0	0.00%	3.78%	0
Scholars and Patriots (L14)	0	0.00%	1.61%	0

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