



SPENCER/HINES
P R O P E R T I E S

LAND

Cannons Campground Road
Spartanburg, SC



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COMMERCIAL REAL ESTATE SALES, LEASING, & INVESTMENTS
215 N. Pine Street, 1st floor, Spartanburg, SC - 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.

- 1.32± acre outparcel on Cannons Campground Road @ Mancini Drive.
- Great location for retail or office building
- Outparcel to Berkeley subdivision.
- Spartanburg County Tax Map # 7-05-00-300.01
- Approximately 1.5 miles to Highway 29 (E. Main Street).
- All utilities to site

SALE PRICE:
\$475,000



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DEMOGRAPHIC SUMMARY

Demographic Summary Report

Cannons Campground Road			
Cannons Campground Rd @ Silverton Street, Spartanburg, SC 29307			
Building Type: Land	Total Available: 0 SF		
Class: -	% Leased: 0%		
RBA: -	Rent/SF/Yr: -		
Typical Floor: -			
Radius	1 Mile	3 Mile	5 Mile
Population			
2029 Projection	3,163	30,695	80,603
2024 Estimate	2,783	27,255	71,124
2020 Census	2,558	26,278	65,975
Growth 2024 - 2029	13.65%	12.62%	13.33%
Growth 2020 - 2024	8.80%	3.72%	7.80%
2024 Population by Hispanic Origin	158	1,785	5,233
2024 Population	2,783	27,255	71,124
White	1,626 58.43%	18,749 68.79%	40,281 56.63%
Black	828 29.75%	5,299 19.44%	21,785 30.63%
Am. Indian & Alaskan	6 0.22%	116 0.43%	322 0.45%
Asian	63 2.26%	550 2.02%	1,603 2.25%
Hawaiian & Pacific Island	0 0.00%	0 0.00%	0 0.00%
Other	260 9.34%	2,541 9.32%	7,133 10.03%
U.S. Armed Forces	0	8	78
Households			
2029 Projection	1,527	13,126	32,876
2024 Estimate	1,339	11,601	28,881
2020 Census	1,216	11,125	26,613
Growth 2024 - 2029	14.04%	13.15%	13.83%
Growth 2020 - 2024	10.12%	4.28%	8.52%
Owner Occupied	493 36.82%	6,828 58.86%	16,137 55.87%
Renter Occupied	847 63.26%	4,773 41.14%	12,743 44.12%
2024 Households by HH Income	1,338	11,601	28,881
Income: <\$25,000	294 21.97%	2,042 17.60%	7,782 26.95%
Income: \$25,000 - \$50,000	411 30.72%	3,064 26.41%	7,203 24.94%
Income: \$50,000 - \$75,000	267 19.96%	1,996 17.21%	4,627 16.02%
Income: \$75,000 - \$100,000	180 13.45%	1,390 11.98%	3,204 11.09%
Income: \$100,000 - \$125,000	49 3.66%	1,079 9.30%	2,213 7.66%
Income: \$125,000 - \$150,000	75 5.61%	629 5.42%	1,229 4.26%
Income: \$150,000 - \$200,000	30 2.24%	673 5.80%	1,323 4.58%
Income: \$200,000+	32 2.39%	728 6.28%	1,300 4.50%
2024 Avg Household Income	\$62,685	\$81,310	\$69,232
2024 Med Household Income	\$48,217	\$58,637	\$48,090