



The Market

141 Fernwood Drive | Spartanburg, SC 29307



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Property Overview

PROPERTY FEATURES

- ±8,450 SF available for lease
- Ideally situated off E. Main Street (Hwy 29) with signalized access
- Great location on main East Side retail corridor
- Strong East Side residential demographics
- Nearby retailers/restaurants include Crunch Fitness, Chick-fil-A, Lowe's, Marshalls, Panera Bread, Publix, Walmart, Wendy's, Panda Express, Walgreens, CVS, Hickory Tavern, Petco, Rack Room Shoes, NCG Cinema

DEMOGRAPHICS

| | 1 mile | 3 miles | 5 miles |
|----------------|----------|----------|----------|
| Population | 5,878 | 36,787 | 77,151 |
| Projected Pop. | 5,921 | 37,352 | 78,830 |
| Employees | 4,823 | 30,288 | 62,261 |
| Avg HH Income | \$67,826 | \$70,652 | \$62,672 |

TRAFFIC COUNTS

| | |
|------------|------------|
| Hwy 29 | 25,329 VPD |
| Drayton Rd | 18,427 VPD |



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Aerial



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Site Plan

