

SPARTANBURG, SC

# 1808 ASHEVILLE HWY

1.14 ACRES AVAILABLE FOR LEASE





## PROJECT DETAILS

1808 ASHEVILLE HWY • 1.14 ACRES AVAILABLE FOR LEASE • RETAIL

### AVAILABLE SPACE

1.14 Acres | 2,688 SF

### TRAFFIC COUNTS

33,000 ADT on John B White Sr Blvd

### PROPERTY HIGHLIGHTS

- 1.14 Acres | 2,688 SF
- Strategically positioned in proximity to I-85 Business (24,900 ADT)
- Excellent visibility and full movement to Asheville Hwy (11,600 ADT)
- Nearby tenants include Chick-Fil-A, McDonalds, Burger King, Taco Bell, etc.

### LEASE RATE

Call to Discuss

### COUNTY

Spartanburg

### MARKET

Spartanburg



#### DEMOGRAPHICS

1 MILE

3 MILE

5 MILE

#### TOTAL HOUSEHOLDS

1,388

14,792

40,141



#### TOTAL POPULATION

4,428

41,107

103,041

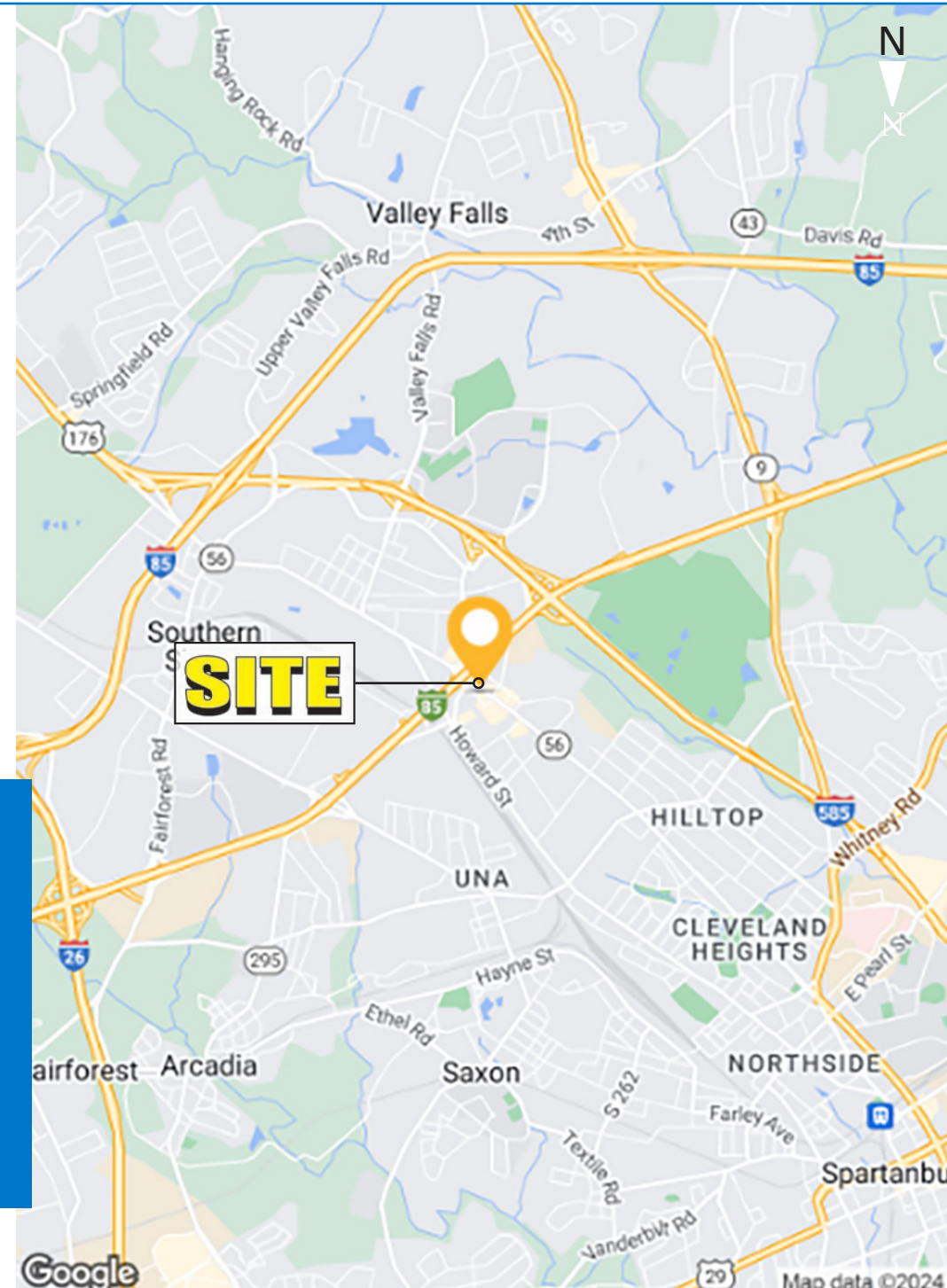


#### MEDIAN HH INCOME

\$29,686

\$42,633

\$50,334



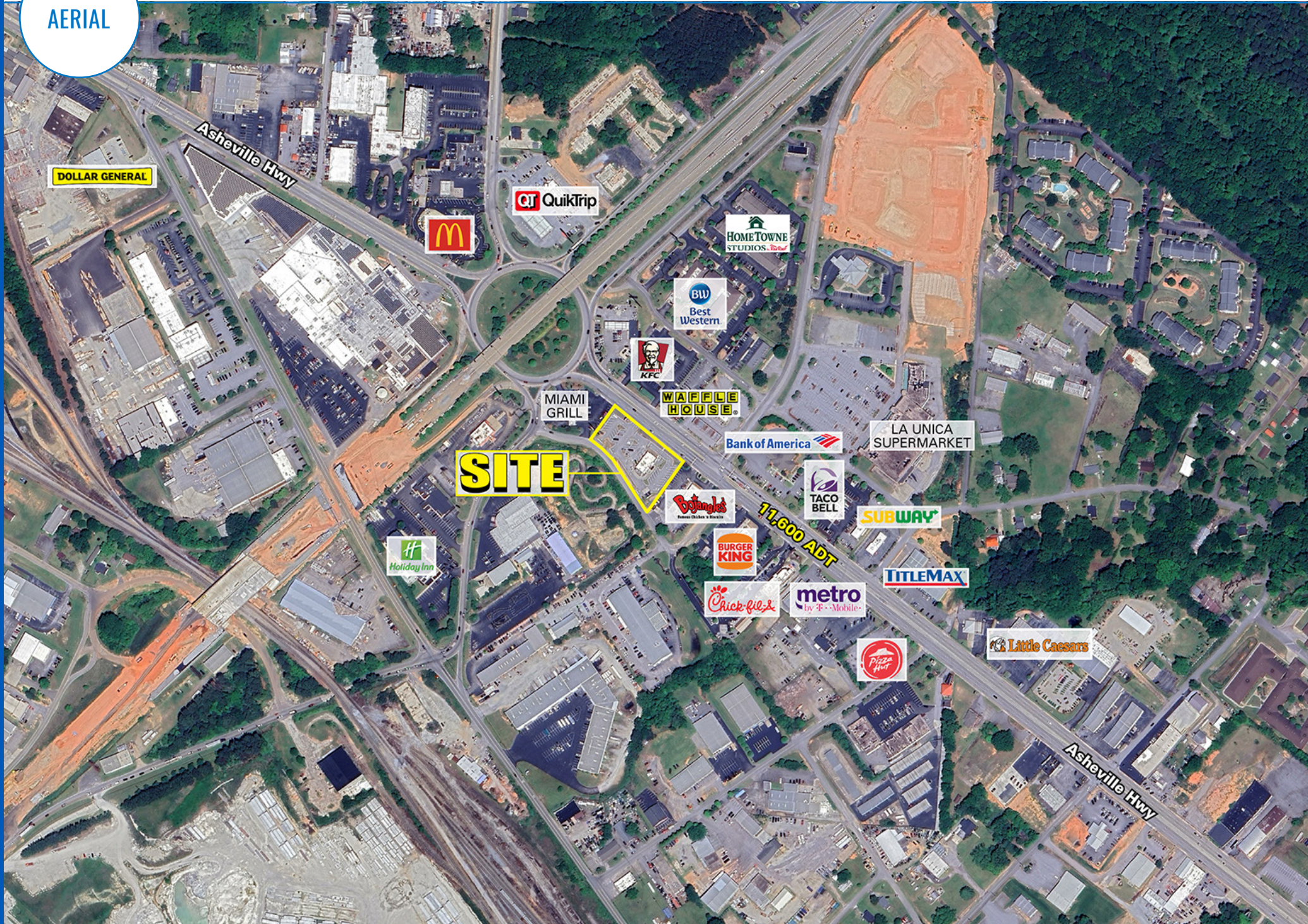


AERIAL





AERIAL







SOUTH CAROLINA

# SPARTANBURG

A charming yet sprawling Southern city, Charlotte is a pleasant urban area nestled in the Piedmont region of North Carolina, within a few hours' drive of both the Appalachian Mountains and North Carolina's white sand beaches.

The city has a strong economic identity – it's the second-largest banking hub in the U.S. behind New York City – that's helped drive consistent population growth for decades. Charlotte takes pride in its cityscape, defined by a handful of skyscrapers. But the city's essence is perhaps better captured in its diverse neighborhoods and suburban areas, each of which has its own style and flair.





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