



## ±2,850 SF TOTAL RETAIL SPACE FOR LEASE

202 S. Weston Street  
Fountain Inn, SC



LEE & ASSOCIATES  
GREENVILLE/SPARTANBURG

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**Lease Rate:**  
**950 SF:**  
**\$1,600/mo**  
**1,900 SF:**  
**\$3,200/mo**

- Rapid Growth Area
- Renovations Underway
- May 1st Expected Delivery
- One block off Main Street



# PROPERTY OVERVIEW

PROPERTY NAME	202 S Weston Street
TYPE	Retail
TOTAL AVAILABLE SF	±2,800 SF
TOTAL BUILDING SF	±5,420 SF
TAX MAP #	0348000200200
COUNTY	Greenville
CITY LIMITS	Faountain Inn

ZONING	C-1
YEAR RENOVATED	2025
CONSTRUCTION TYPE	Masonry
ROOF	TPO
RESTROOMS	2 (Two)
UTILITIES	All

## DEMOGRAPHICS

POPULATION:	2 Miles	5 Miles	10 Miles
2020 Population	11,898	48,326	177,529
2024 Population	12,395	50,549	186,989
2029 Population Projection	13,319	55,109	205,164
Annual Growth 2020-2024	1.0%	1.2%	1.3%
Annual Growth 2024-2029	1.5%	1.8%	1.9%
Median Age	37.3	39.4	40.4
Bachelor's Degree or Higher	26%	31%	35%

INCOME:	2 Miles	5 Miles	10 Miles
Avg Household Income	\$83,934	\$100,354	\$105,286
Median Household Income	\$71,419	\$82,478	\$84,668

INCOME:	2 Miles	5 Miles	10 Miles
2024 Households	4,642	19,075	70,379
2029 Household Projection	4,988	20,804	77,286
Annual Growth 2020-2024	2.0%	2.0%	2.2%
Annual Growth 2024-2029	1.5%	1.8%	2.0%
Owner Occupied Households	3,566	15,597	60,539
Renter Occupied Households	1,422	5,207	16,747



# LOCATION OVERVIEW



- 1 O'Reilly Auto Parts
- 2 Dollar General
- 3 Clock Drive-In
- 4 Fountain Foods Market
- 5 Family Denistry
- 6 Howards Pharmacy
- 7 Fountain Inn Natural Gas
- 8 Wingnutz
- 9 El Patron
- 10 BW Burdette & Son Hardware
- 11 Integrated Services Group
- 12 Sweet Catherine's Restaurant



## LEARN MORE GIVE US A CALL



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