

AVAILABLE FOR SALE

# COMMERCIAL LAND ON HIGH GROWTH SPARTANBURG CORRIDOR



UP TO 50± AC OF LAND | HIGHWAY 29 AND I-85, SPARTANBURG, SC 29301

## PROPERTY FEATURES

- Commercial land available on Highway 29 at I-85 exchange
- Access to 29,200 VPD on Hwy 29, 97,800 VPD on I-85 and surrounded by new residential development
- Major thoroughfare to downtown Spartanburg
- Located between two of the fastest growing metro areas (Greenville and Spartanburg) in South Carolina and the Southeastern US
- Located at a signalized intersection
- Development includes a newly developed 7-Eleven and Zaxby's
- Available for sale
- Total acreage available is 50.61 AC, divisible
- Contact agent for further details and pricing

## AVAILABLE PARCELS

- LOT A - 3.4 AC
- LOT B - 2.8 AC
- LOT C - 7.8 AC
- LOT E - 9.4 AC
- LOT F - 6.1 AC
- LOT G - 5.3 AC
- LOT H 5.3 AC
- LOT I - 4.9 AC
- LOT J - 5.6 AC



For more information, contact:

**LILY ALBERTSEN | ASSOCIATE**  
843 203 1152  
lalbertsen@twinriverscap.com

**TWIN RIVERS CAPITAL**  
656 Ellis Oak Avenue, Suite 201  
Charleston, SC 29412  
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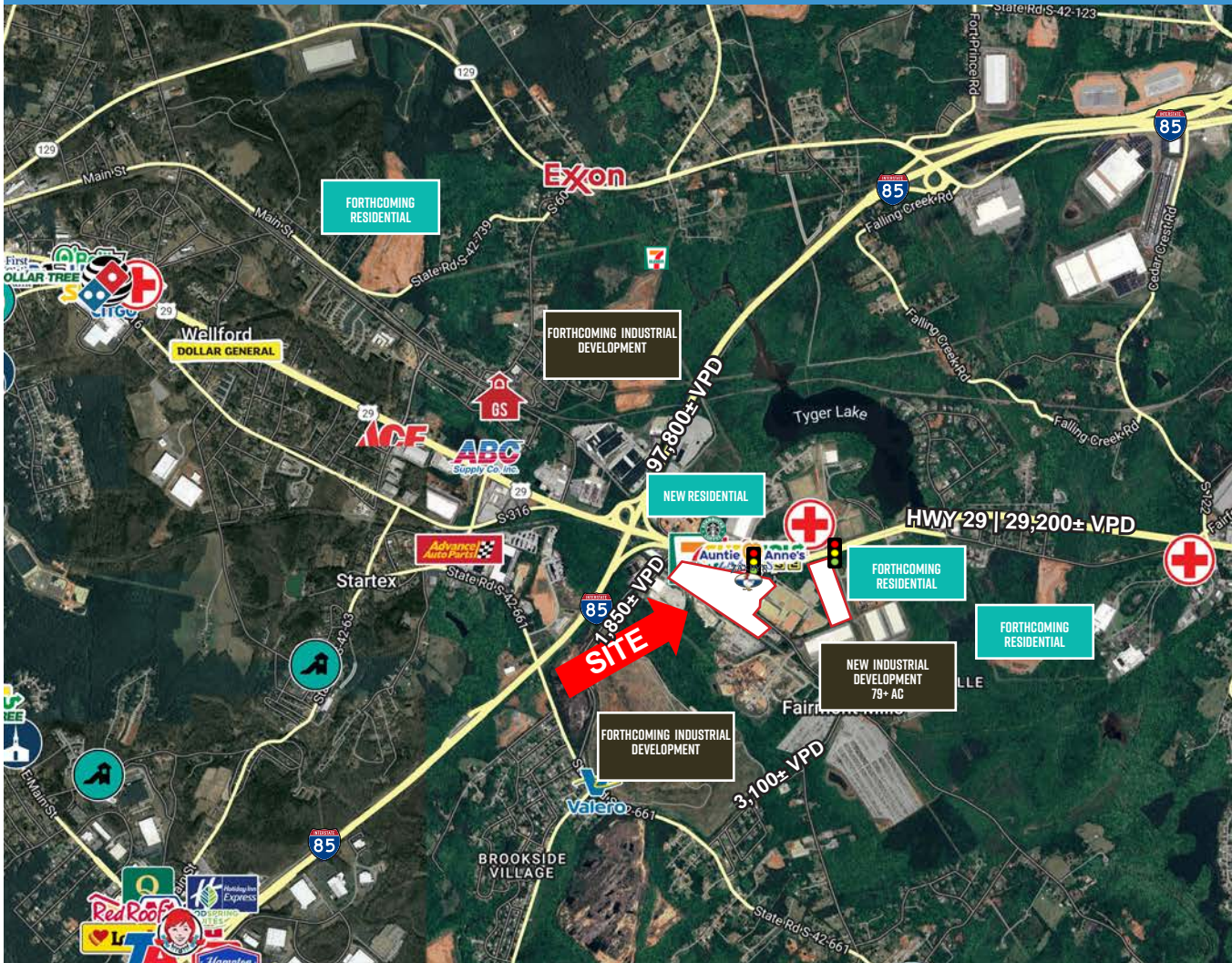
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## TRAFFIC COUNTS

	VPD
I-85 N @ Greenville Hwy (Hwy 29)	97,800±
Hwy 29 (Warren H Abernathy Hwy)	29,200±



## DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles	10 Miles
Population	534	18,299	67,045	253,257
No. of Households	203	7,304	26,182	98,455
Avg. HH Income	\$68,562	\$99,531	\$104,405	\$92,348
Median HH Income	\$49,146	\$75,282	\$80,883	\$70,996

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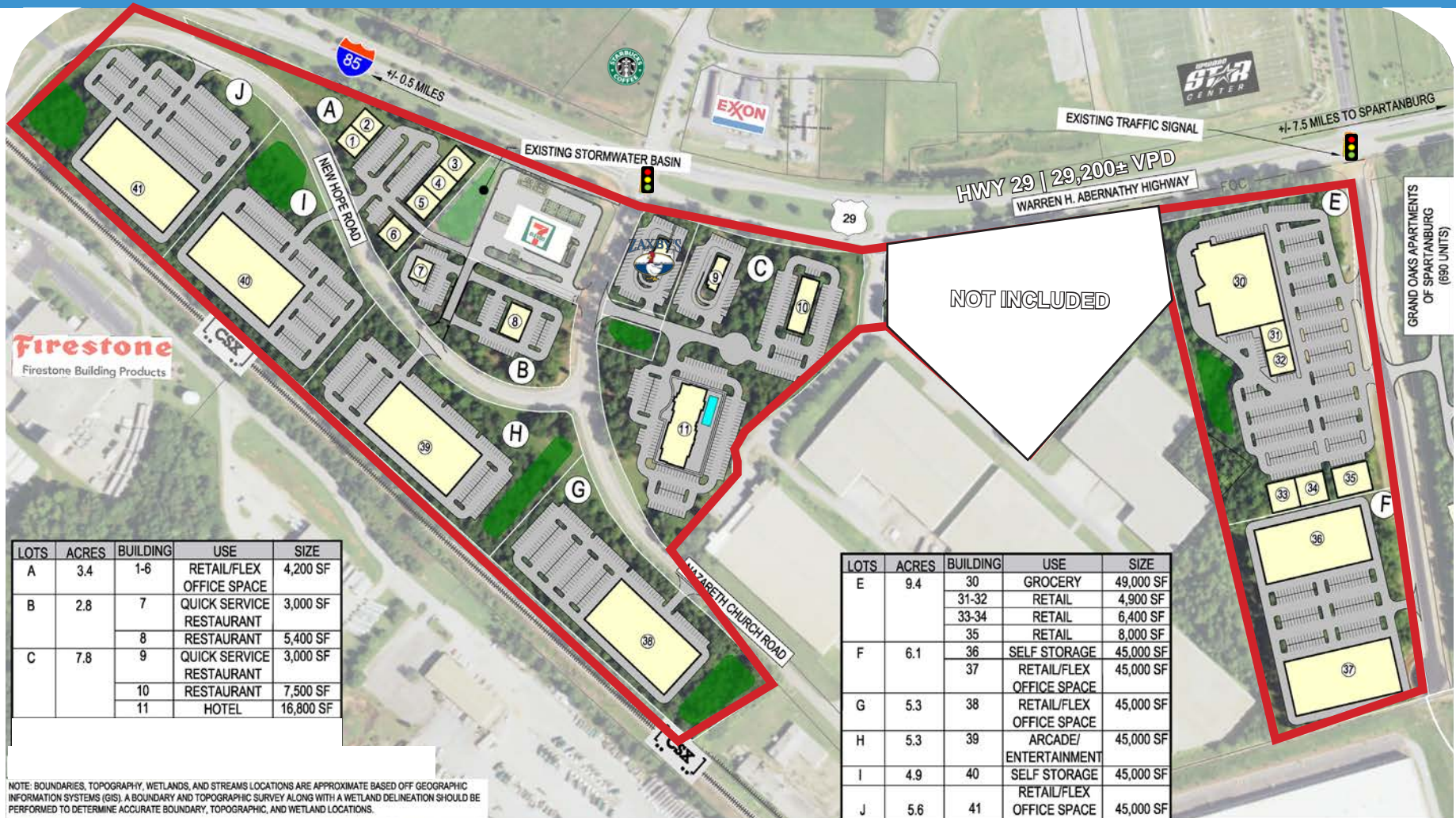
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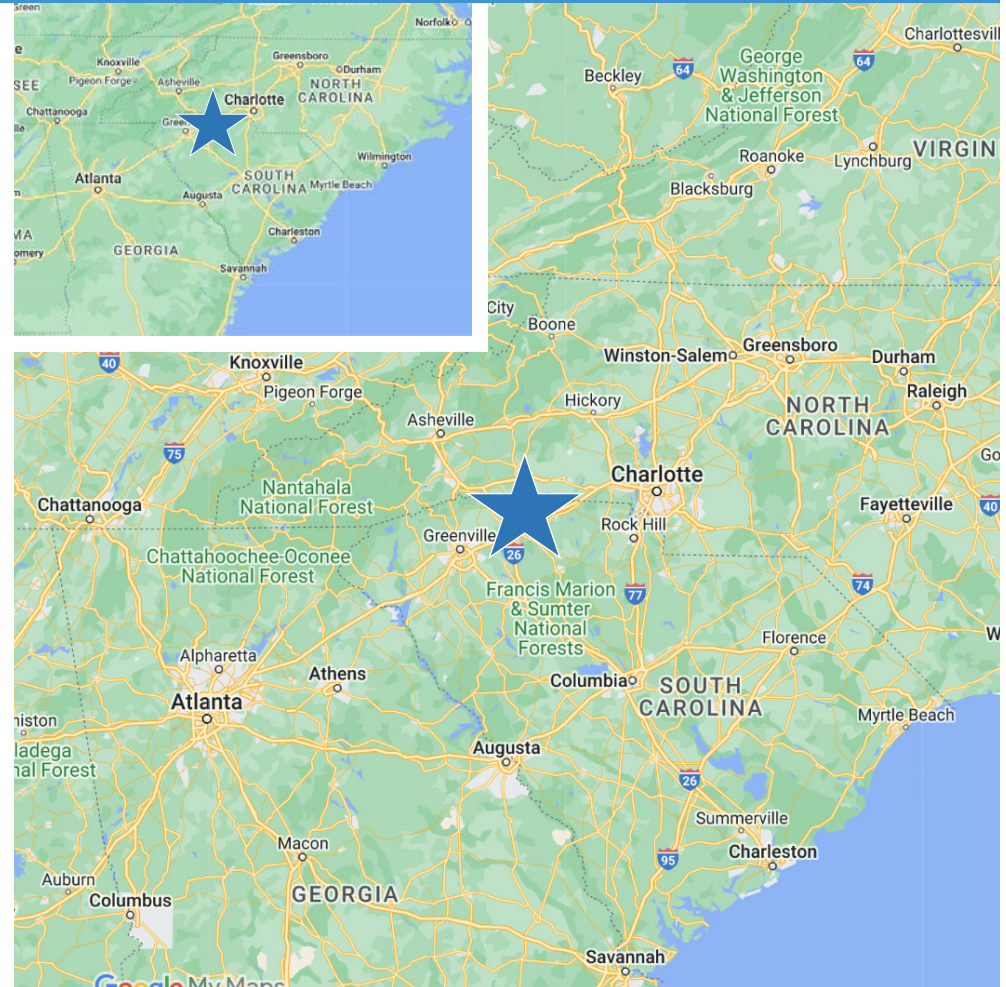
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