



191 + 197 E ST. JOHN STREET SPARTANBURG . SC 29306

two retail spaces available for lease or potential ground lease for entire site

191 E ST JOHN ST: ±3,010 SF

Available Now

Rent: \$27 PSF NNN

Reimbursables: est. \$5.19 PSF

(Est. Insurance: \$6,627 + Est. Taxes: \$9,000)

FFE available for purchase upon negotiation

197 E ST JOHN ST: ±4,720 SF

Available February 2025

Rent: \$27 PSF NNN

Reimbursables: est. \$3.50 PSF

(Est. Insurance: \$1,741 + Est. Taxes: \$14,790)



SPARTANBURG COUNTY TAX MAP NO. 712316314208 + 712316419753

*For Build-to-Suit Inquiries, contact broker

exclusively listed by:

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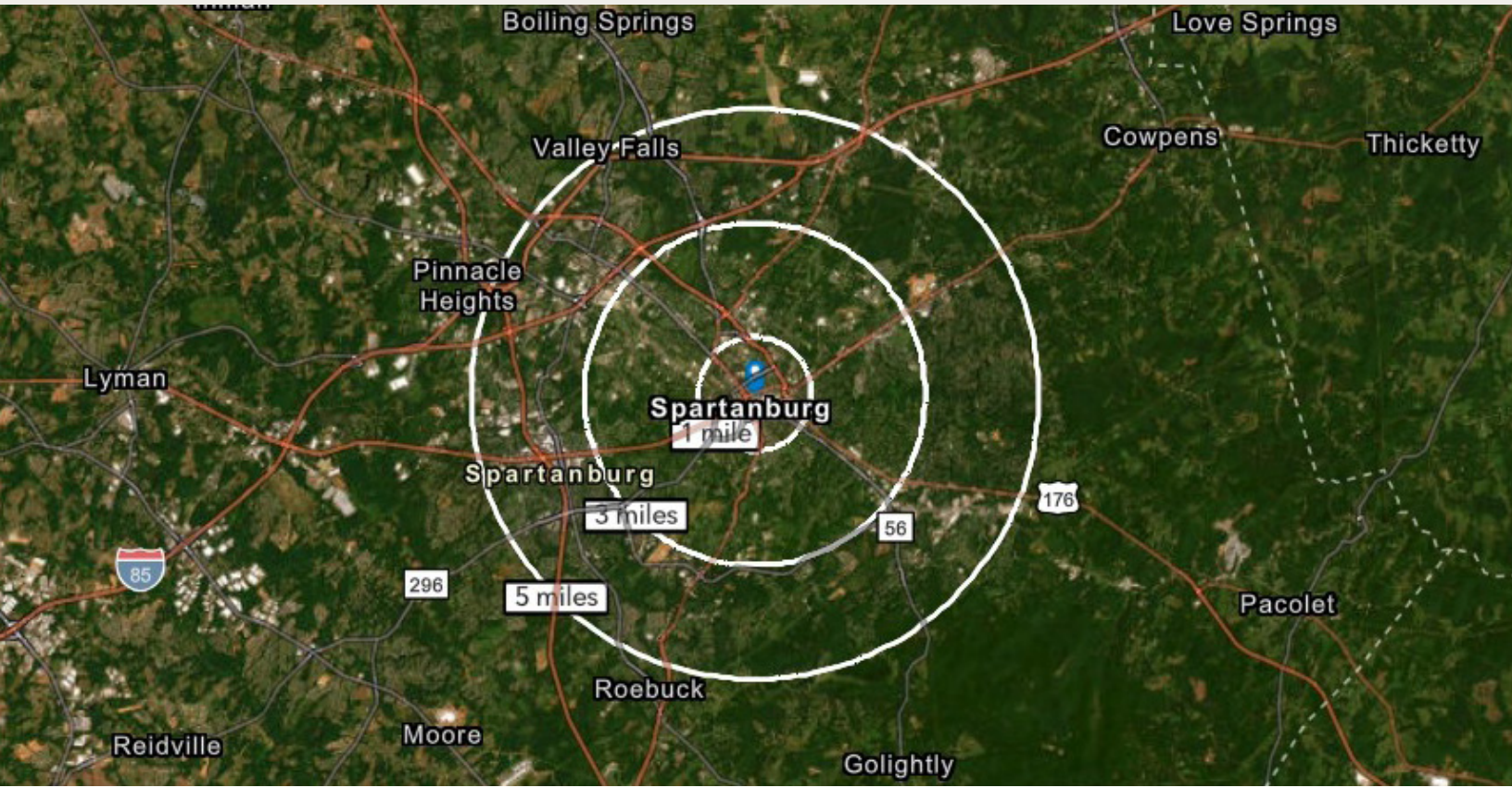
additional photos



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additional photos





AREA DEMOGRAPHICS

2024	0-1 MILE	1-3 MILE	3-5 MILE
POPULATION	7,162	42,127	53,798
TOTAL HOUSING UNITS	2,427	17,115	21,596
AVERAGE HOUSEHOLD INCOME	\$69,495	\$66,286	\$77,460
MEDIAN HOME VALUE	\$208,219	\$168,892	\$240,268
MEDIAN AGE	26.5	37.9	37.2