

# CEDAR SPRINGS CR.

2199 SOUTHPORT RD, SPARTANBURG, SC 29306

## PROPERTY SUMMARY



### LOCATION DESCRIPTION

Discover the ideal blend of business and community at Cedar Springs Crossing in Spartanburg, SC. Nestled in a vibrant neighborhood, this prime location offers a wealth of nearby amenities that appeal to Retail and Strip Center tenants. Just moments away, enjoy the bustling retail scene of WestGate Mall, which draws in a steady flow of shoppers. Easy access to major roadways such as I-26 and I-85 ensures seamless connectivity, while the nearby green spaces of Hatcher Garden and Woodland Preserve provide a breath of fresh air for visitors. With a dynamic mix of attractions and conveniences, this area presents an unparalleled opportunity for retail ventures.


### PROPERTY HIGHLIGHTS

- Prime location with high visibility from major thoroughfares
- Ample parking for tenants and customers
- Ideal for retail, dining, or service-oriented establishments
- Easy access to major highways
- Elevate your business in a sought-after commercial hub

### OFFERING SUMMARY

Lease Rate:	Contact Broker for Pricing
Number of Units:	14
Available SF:	1,188 - 5,584 SF
Building Size:	74,481 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	1,550	12,786	28,451
Total Population	3,504	29,970	69,855
Average HH Income	\$76,307	\$85,006	\$77,291



**Dan Bovenzi**  
Senior Field Leasing & Property Manager

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315.569.7157



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ADDITIONAL PHOTOS



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RETAILER MAP



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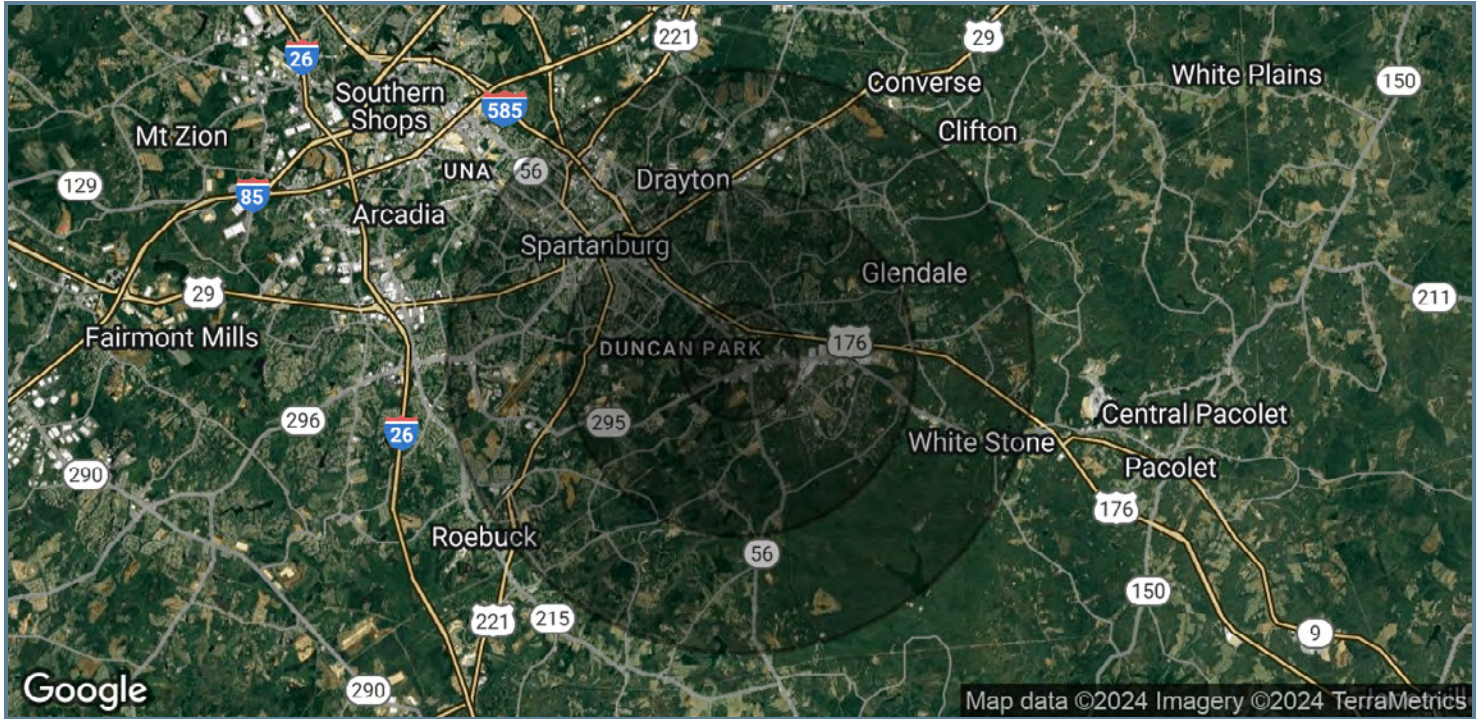
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## DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	3,504	29,970	69,855
Average Age	42	42	41
Average Age (Male)	40	40	39
Average Age (Female)	43	43	42

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,550	12,786	28,451
# of Persons per HH	2.3	2.3	2.5
Average HH Income	\$76,307	\$85,006	\$77,291
Average House Value	\$262,043	\$281,539	\$250,934

Demographics data derived from AlphaMap



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