



# 400 W BLACKSTOCK ROAD

±22,000 SF OF RETAIL OR FLEX SPACE FOR LEASE  
CONTACT BROKER FOR RATE



PRESENTED BY:

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## PROPERTY OVERVIEW

# PROPERTY HIGHLIGHTS



### Great Visibility on West Blackstock Road

A high-traffic corridor in Spartanburg, SC. This prime location offers unparalleled exposure to thousands of vehicles daily, ensuring maximum visibility. With clear sightlines and prominent signage opportunities, this property is ideal for attracting attention from both local commuters and passersby. Positioned in a thriving commercial area, the visibility factor drives customer engagement.



### Fully Air Conditioned

Enjoy the comfort and convenience of a fully air-conditioned space designed to maintain optimal indoor temperatures year-round. This feature ensures a pleasant environment for employees, customers, or clients, enhancing productivity and customer satisfaction. Whether for office, retail, or other commercial purposes, the air-conditioned space provides a welcoming and professional atmosphere.



### Outstanding Signage Availability

Take advantage of the outstanding signage opportunity that provides maximum exposure and visibility. The property's strategic location allows for highly prominent signage, making it easy for your brand to stand out and attract attention.



### Versatile Use (Retail or Flex Property)

Offering versatile use, this property is ideal for both retail and flex space applications. Its adaptable layout and features make it suitable for a wide range of businesses, from retail showrooms to offices or light industrial operations. The flexibility allows tenants to customize the space to meet their unique needs while capitalizing on the property's prime location and outstanding amenities.



### Close Proximity to Other Major Retailers

The property at 400 W Blackstock Road in Spartanburg, SC, is situated in a bustling commercial area with several major retailers nearby. Notable establishments in close proximity include WestGate Mall, Costco, Harrison's Workwear among other major retailers.



### Single Tenancy

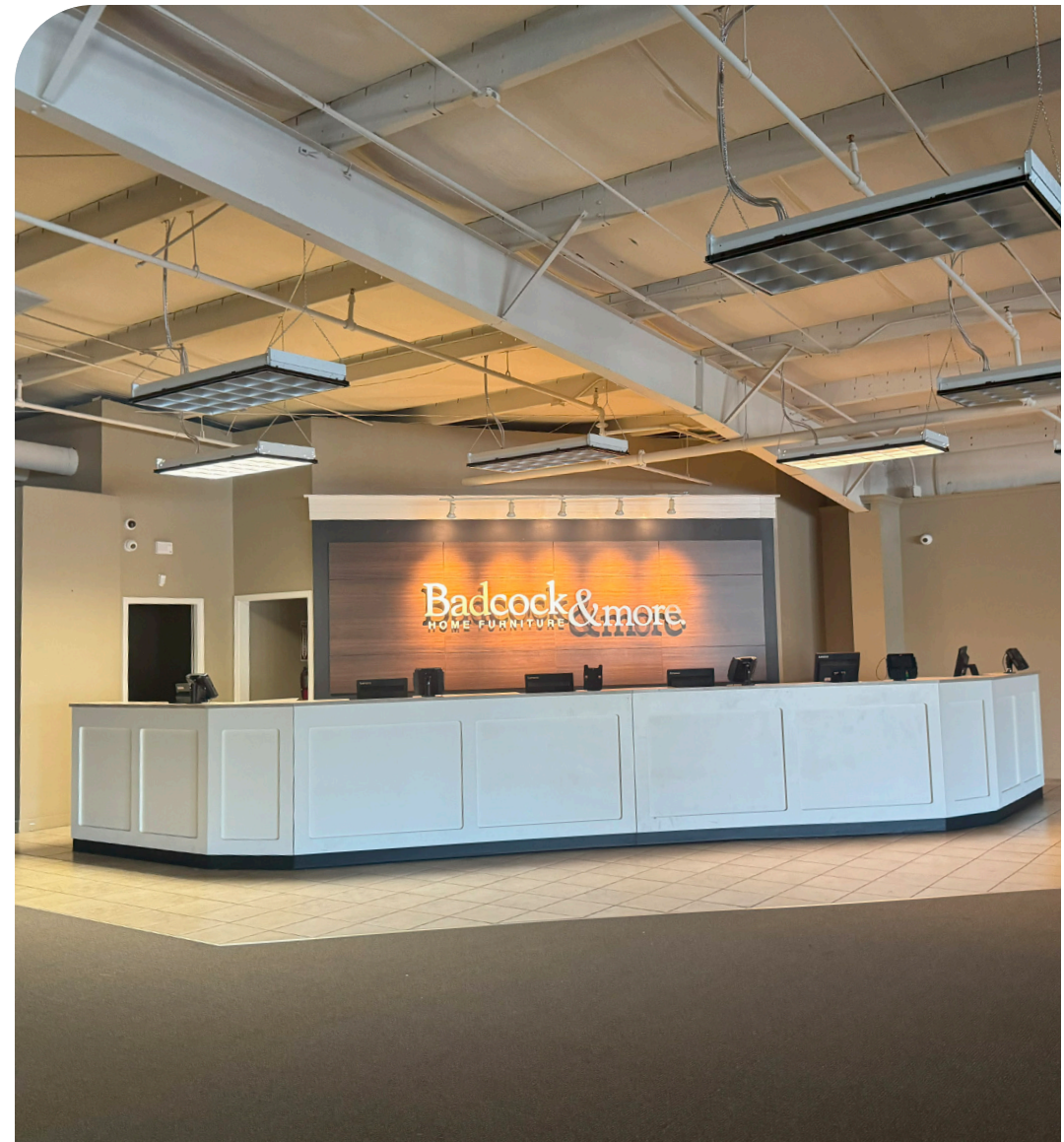
Ideal space for single tenancy, providing exclusive use of the entire property for one business. With the flexibility to customize the layout, branding opportunities, and control over parking and access, this property is perfect for businesses seeking privacy and long-term stability. Its central location and easy access to major roads further enhance its appeal, making it a prime choice for retailers, service providers, or industrial tenants looking for dedicated space in a growing market.



## PROPERTY OVERVIEW

# PROPERTY SPECIFICATIONS

PROPERTY NAME	400 W Blackstock Road
TYPE	Retail/Flex
TOTAL AVAILABLE SF	±22,000 SF
TOTAL BUILDING SF	±22,000 SF
TAX MAP #	6-20-04-001.02
COUNTY	Spartanburg
CITY LIMITS	No
ZONING	N/A
DOCKS	1 (One) Covered Dock
DRIVE-INS	1 (One)
SPRINKLERS	Yes
LOT SIZE	±1.47 Acres
SIGNAGE	Pylon and Building
ROAD FRONTAGE	210'
TRAFFIC COUNT	64,900
PARKING	36 Spaces
RESTROOMS	2 (Two)





# PROPERTY OVERVIEW

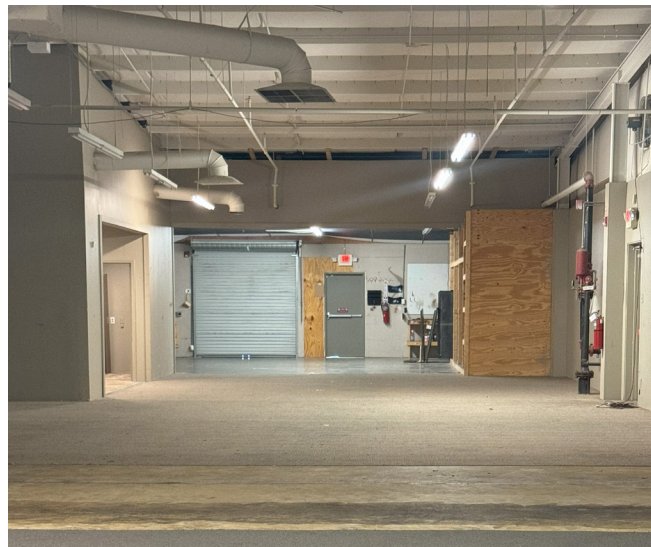
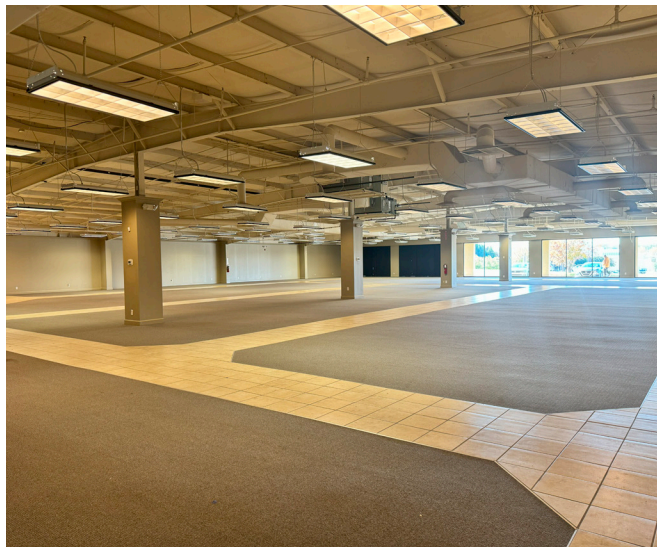
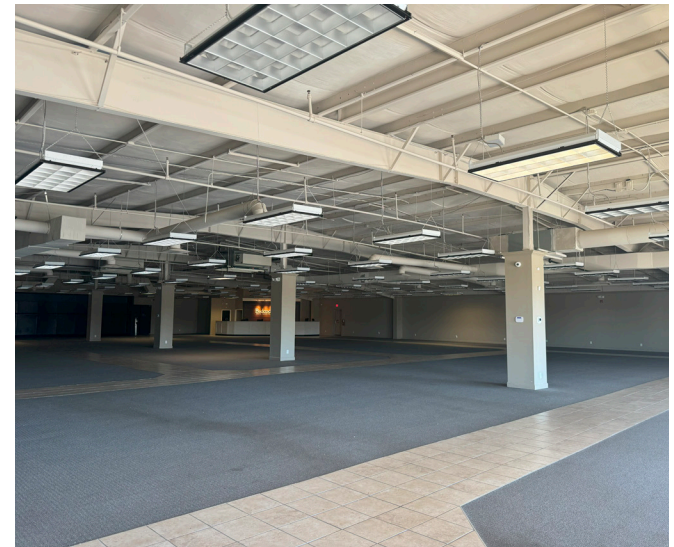
# LOCATION MAP





## PROPERTY OVERVIEW

# PROPERTY PHOTOS





# PROPERTY OVERVIEW

## DEMOGRAPHIC SUMMARY

### DEMOGRAPHIC SUMMARY

400 W Blackstock Rd, Spartanburg, South Carolina, 29301

Ring of 1 mile

#### KEY FACTS

6,247

Population



2,577

Households

34.7

Median Age

\$45,343

Median Disposable Income

#### EDUCATION

10.1%

No High School Diploma



29.2%

High School Graduate



30.5%

Some College/  
Associate's Degree



30.2%

Bachelor's/Grad/Prof Degree

#### INCOME



\$53,094

Median Household Income



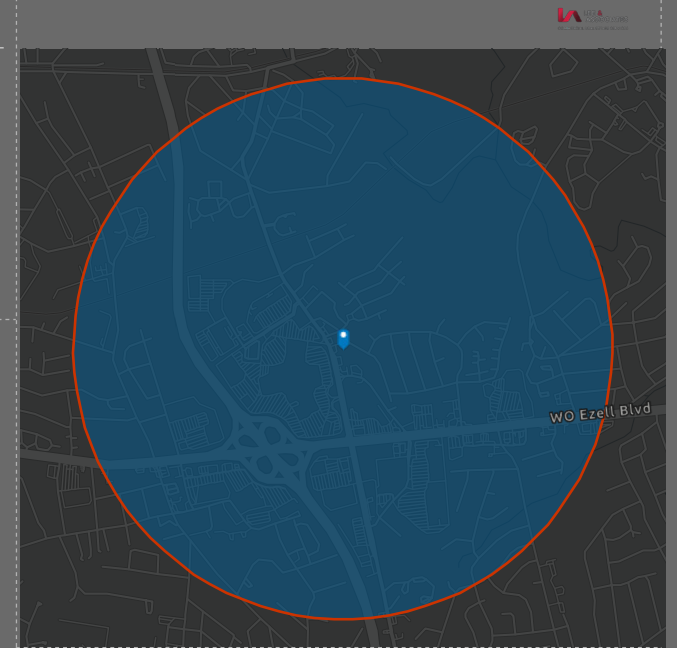
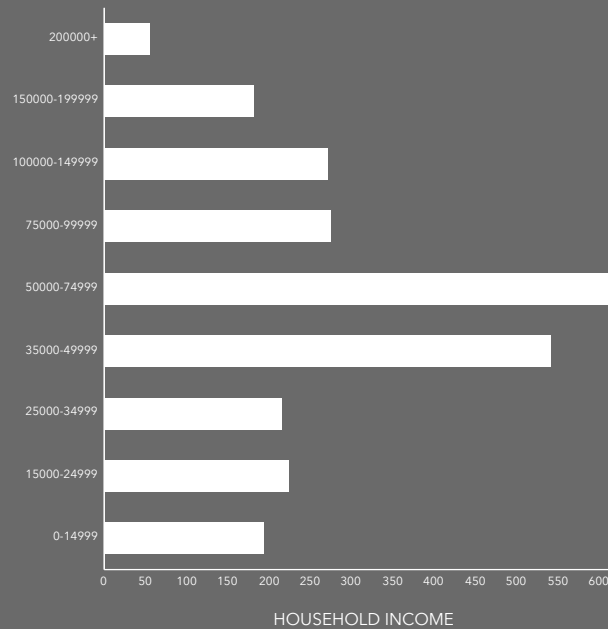
\$29,518

Per Capita Income



\$64,447

Median Net Worth



#### EMPLOYMENT



White Collar

53.2%



Blue Collar

34.4%



Services

16.1%

4.7%

Unemployment Rate

Source: This infographic contains data provided by Esri (2024, 2029). © 2024 Esri



# PROPERTY OVERVIEW

## NEIGHBORHOOD FACTS



### What's in My Community?

Places that make your life richer and community better

400 W Blackstock Rd, Spartanburg, South Carolina, 29301  
1 mile



This infographic was inspired by the visionary [Plan Melbourne](#) and the hyper proximity 20-minute neighbourhood concept. Points of interest are grouped into civic themes which contribute to livability and community engagement.

Points of interest are sourced from [Foursquare](#) and updated 3 times per year. \* Indicates the number of locations has reached the maximum. © 2024 Esri





LEARN MORE  
**GIVE ME A CALL**



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