



Cleveland Village

1564 Asheville Hwy | Spartanburg, SC 29303



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Property Overview

PROPERTY FEATURES

- ±1,200 SF retail space for lease
- Asking \$18.00/SF
- NNN estimated at \$4.00/SF
- Ideally situated off Asheville Hwy (22,200 VPD), a major corridor leading from Business I-85 to Downtown Spartanburg
- Located near USC Upstate (±6,000 students), Converse University (±1,394 students) and Wofford College (±1,770 students)
- Close proximity to Business I-85 and Downtown Spartanburg
- Co-tenants include Monterrey Mexican Restaurant, Wing Crave, Lifestyle Nutrition, H&R Block, Smoker Cabinet, Medequip, Big Apple Donut and more
- Nearby retailers/restaurants include Chick-fil-A, Bojangles, Arby's, Burger King, Taco Bell, Family Dollar, La Unica, Waffle House, O'Reilly Auto Parts

DEMOGRAPHICS

	1 mile	3 miles	5 miles
Population	4,296	42,954	109,557
Employees	2,738	25,508	54,551
Households	1,370	16,003	43,399

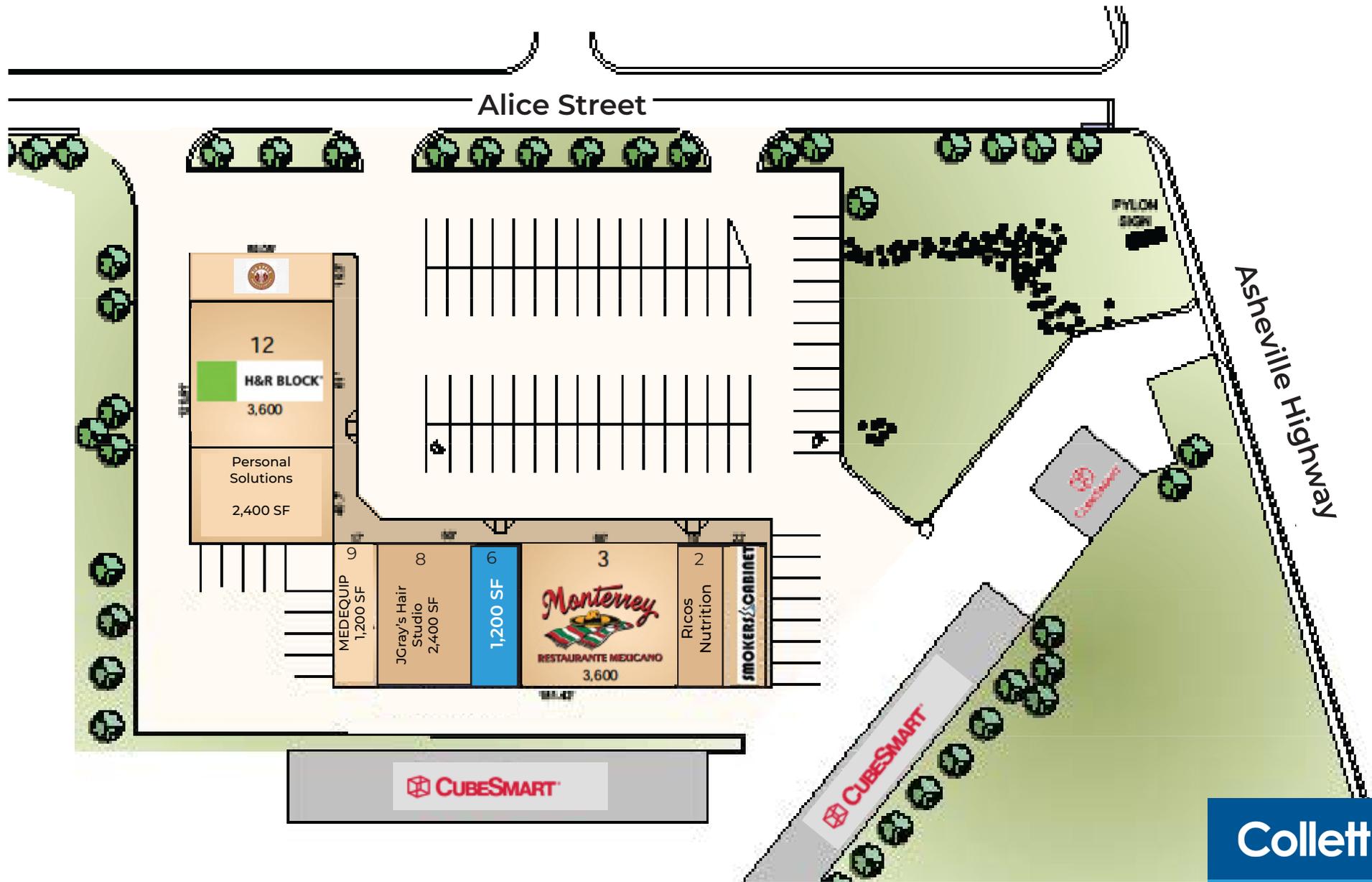
TRAFFIC COUNTS

Asheville Hwy	28,456 VPD
Business I-85	36,654 VPD



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Site Plan



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Aerial

