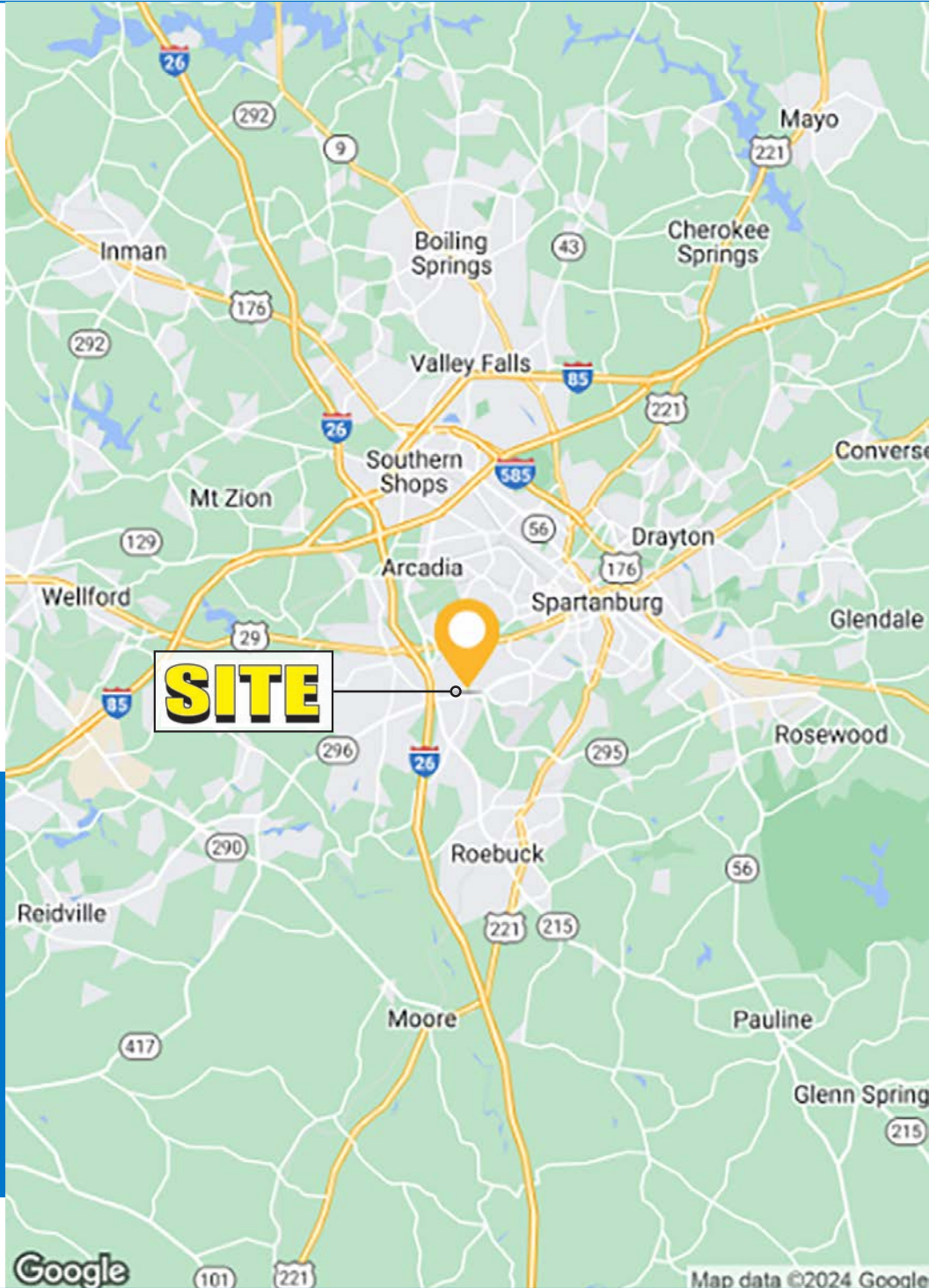





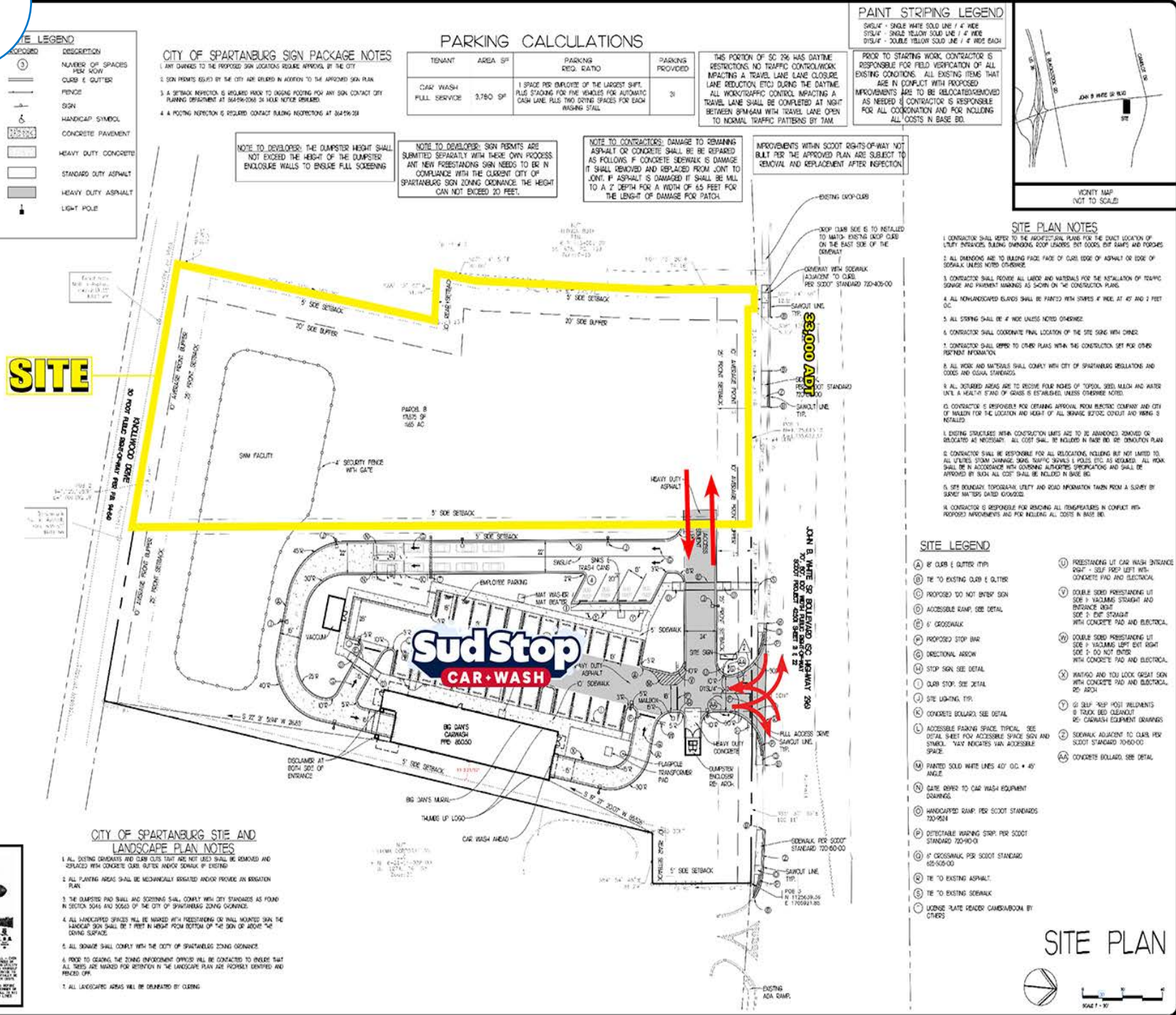
PROJECT
DETAILS

- AVAILABLE SPACE** ±1.65 Acres
- TRAFFIC COUNTS** 33,000 ADT on John B White Sr Blvd
- PROPERTY HIGHLIGHTS**
 - Pad opportunity in market with high barriers of entry
 - Strong visibility to John B White Sr Blvd with over 33,000 ADT in front of the site
 - Full access movement shared with new Sud Stop Car Wash
 - Great opportunity for QSR, medical, retail, etc.
- LEASE RATE** Call to Discuss
- COUNTY** Spartanburg
- MARKET** Spartanburg



	DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
	TOTAL HOUSEHOLDS	2,813	19,625	35,737
	TOTAL POPULATION	6,651	49,182	92,084
	MEDIAN HH INCOME	\$51,381	\$51,141	\$51,867

SITE PLAN



SITE

INTENT CALL DIG

FOR MORE INFORMATION, CONTACT THE CITY OF SPARTANBURG PLANNING DEPARTMENT AT 864.799.2501. VISIT WWW.CITYOFSPARTANBURG.COM FOR MORE INFORMATION.

LEGEND

DESCRIPTION	SYMBOL
NUMBER OF SPACES PER ROW	①
CLUB & GUTTER	—
FENCE	—
SIGN	—
HANDICAP SYMBOL	—
CONCRETE PAVEMENT	—
HEAVY DUTY CONCRETE	—
STANDARD DUTY ASPHALT	—
HEAVY DUTY ASPHALT	—
LIGHT POLE	—

CITY OF SPARTANBURG SIGN PACKAGE NOTES

- ANY CHANGES TO THE PROPOSED SIGN LOCATIONS REQUIRE APPROVAL BY THE CITY
- SIGN PERMITS ISSUED BY THE CITY ARE VALID IN ADDITION TO THE APPROVED SIGN PLAN
- A SETBACK INSPECTION IS REQUIRED PRIOR TO INSTALLING ANY SIGN CONTACT CITY PLANNING DEPARTMENT AT 864.799.2501 FOR MORE INFORMATION
- A FOOTING INSPECTION IS REQUIRED CONTACT BUILDING INSPECTIONS AT 864.799.2501

PARKING CALCULATIONS

TENANT	AREA SF	PARKING REQ. RATIO	PARKING PROVIDED
CAR WASH	3,780 SF	1 SPACE PER EMPLOYEE OF THE LARGEST SHIFT, PLUS STAGING FOR FIVE VEHICLES FOR AUTOMATIC CASH LAINE PLUS TWO OTHER SPACES FOR EACH WASHING STALL	31

THIS PORTION OF SC 296 HAS DAYTIME RESTRICTIONS NO TRAFFIC CONTROL WORK IMPACTING A TRAVEL LANE LANE CLOSURE LANE REDUCTION ETC DURING THE DAYTIME ALL WORK/TRAFFIC CONTROL IMPACTING A TRAVEL LANE SHALL BE COMPLETED AT NIGHT BETWEEN 8PM-6AM WITH TRAVEL LANE OPEN TO NORMAL TRAFFIC PATTERNS BY 7AM.

PAINT STRIPING LEGEND

SH4L4 - SINGLE WHITE SOLID LINE / 4" WIDE
SH4L4 - SINGLE YELLOW SOLID LINE / 4" WIDE
DS4L4 - DOUBLE YELLOW SOLID LINE / 4" WIDE EACH

PRIOR TO STARTING WORK CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFICATION OF ALL EXISTING CONDITIONS ALL EXISTING ITEMS THAT ARE IN CONFLICT WITH PROPOSED IMPROVEMENTS ARE TO BE RELOCATED/REMOVED AS NEEDED CONTRACTOR IS RESPONSIBLE FOR ALL COORDINATION AND FOR INCLUDING ALL COSTS IN BASE BID.



NOTE TO DEVELOPER: THE DUMPSTER HEIGHT SHALL NOT EXCEED THE HEIGHT OF THE DUMPSTER ENCLOSURE WALLS TO ENSURE FULL SCREENING

NOTE TO DEVELOPER: SIGN PERMITS ARE SUBMITTED SEPARATELY WITH THESE OWN PROCEEDS. ANY NEW FORESTANDING SIGN NEEDS TO BE IN COMPLIANCE WITH THE CURRENT CITY OF SPARTANBURG SIGN ZONING ORDINANCE THE HEIGHT CAN NOT EXCEED 30 FEET.

NOTE TO CONTRACTOR: DAMAGE TO REMAINING ASPHALT OR CONCRETE SHALL BE REPAIRED AS FOLLOWS: IF CONCRETE SIDEWALK IS DAMAGED IT SHALL BE REMOVED AND REPLACED FROM JOINT TO JOINT IF ASPHALT IS DAMAGED IT SHALL BE MILL TO A 2" DEPTH FOR A WIDTH OF 45 FEET FOR THE LENGTH OF DAMAGE FOR PATCH.

IMPROVEMENTS WITHIN SCOTT RIGHTS-OF-WAY NOT BUILT PER THE APPROVED PLAN ARE SUBJECT TO REMOVAL AND REPLACEMENT AFTER INSPECTION.

SITE PLAN NOTES

- CONTRACTOR SHALL REFER TO THE APPROVED SIGN PLAN FOR THE EXACT LOCATION OF EVERY FORESTANDING SIGN, SIGNAGE, SIGN LIGHTS, SIGN SUPPORTS AND FIXTURES
- ALL SIGNAGE ARE TO BE BUILT FACE TO FACE OF CURB EDGE OR EDGE OF SIDEWALK UNLESS NOTED OTHERWISE
- CONTRACTOR SHALL PROVIDE ALL LABOR AND MATERIALS FOR THE INSTALLATION OF TRAFFIC STORAGE AND PREVENT MARKING AS SHOWN ON THE CONSTRUCTION PLANS
- ALL LANDSCAPING ELEMENTS SHALL BE PLANTED WITHIN 47 AND 2 FEET OC
- ALL STRIPING SHALL BE 4" WIDE UNLESS NOTED OTHERWISE
- CONTRACTOR SHALL COORDINATE FINAL LOCATION OF THE SITE SIGN WITH OWNER
- CONTRACTOR SHALL REFER TO OTHER PLANS WITHIN THE CONSTRUCTION SET FOR OTHER PERTINENT INFORMATION
- ALL WORK AND MATERIALS SHALL COMPLY WITH CITY OF SPARTANBURG REGULATIONS AND CODES AND LOCAL STANDARDS
- ALL DISTURBED AREAS ARE TO BE RESTORED TO ORIGINAL CONDITION WITHIN 30 DAYS OF COMPLETION OF CONSTRUCTION UNLESS OTHERWISE NOTED
- CONTRACTOR IS RESPONSIBLE FOR OBTAINING APPROVAL FROM ELECTRIC COMPANY AND CITY OF WALTON FOR THE LOCATION AND HEIGHT OF ALL SIGNAGE STRUCTURES AND WIRING IS INSTALLED
- EXISTING STRUCTURES WITHIN CONSTRUCTION LIMITS ARE TO BE ABANDONED, REMOVED OR RELOCATED AS NECESSARY. ALL COSTS SHALL BE INCLUDED IN BASE BID SEE CONSTRUCTION PLAN
- CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RELOCATIONS INCLUDING BUT NOT LIMITED TO ALL UTILITIES, STORM DRAINAGE, SIGNS, TRAFFIC LIGHTS, SIGNALS, ETC. AS NECESSARY. ALL WORK SHALL BE IN ACCORDANCE WITH GOVERNING AGENCIES' REGULATIONS AND SHALL BE APPROVED BY EACH AGENCY. COSTS SHALL BE INCLUDED IN BASE BID.
- SEE SEPARATE TOPOGRAHY, UTILITY AND ROAD INFORMATION TAKEN FROM A SURVEY BY SURVEY MATTERS DATED 03/20/22
- CONTRACTOR IS RESPONSIBLE FOR PROVIDING ALL INFORMATION IN CONFLICT WITH PROPOSED IMPROVEMENTS AND FOR INCLUDING ALL COSTS IN BASE BID.

SITE LEGEND

- (A) 6" CLUB & GUTTER ITEM
- (B) 12" TO EXISTING CURB & GUTTER
- (C) PROPOSED DO NOT ENTER SIGN
- (D) ACCESSIBLE RAMP, SEE DETAIL
- (E) 4" CROSSWALK
- (F) PROPOSED STOP BAR
- (G) DIRECTIONAL ARROW
- (H) STOP SIGN, SEE DETAIL
- (I) CURB STOP, SEE DETAIL
- (J) SITE LIGHTING, TYP.
- (K) CONCRETE BOLLARD, SEE DETAIL
- (L) ACCESSIBLE PARKING SPACE, TYPICAL, SEE DETAIL SHEET FOR ACCESSIBLE SPACE SIGN AND SYMBOL. "WAY" INDICATES WAY ACCESSIBLE SPACE.
- (M) PAINTED SOLID WHITE LINES 40' OC. ± 45° ANGLE
- (N) GATE REFER TO CAR WASH EQUIPMENT DRAWINGS
- (O) HANDICAPPED RAMP PER SCOOT STANDARDS 700-604
- (P) DETECTABLE WARNING STRIP PER SCOOT STANDARD 700-600
- (Q) 4" CROSSWALK PER SCOOT STANDARD 600-000
- (R) 12" TO EXISTING ASPHALT
- (S) 12" TO EXISTING SIDEWALK
- (T) LOOSE RATE RENDER CHAMBER/ROOM BY OTHERS
- (U) PREEXISTING UT. CAR WASH ENTRANCE DOOR - SELF PROP LEFT W/ CONCRETE PAD AND ELECTRICAL
- (V) DOUBLE SIDED PREEXISTING UT. SIGN - VACUUM STRAIGHT AND ENTRANCE DOOR
- (W) 4" CURB STOP WITH CONCRETE PAD AND ELECTRICAL
- (X) DOUBLE SIDED PREEXISTING UT. SIGN - VACUUM LEFT EXIT RIGHT SIDE - DO NOT ENTER WITH CONCRETE PAD AND ELECTRICAL
- (Y) 12" SELF PROP LEFT W/ FELLOWSHIP TROLLEY BED CLEANER RE: CARWASH EQUIPMENT DRAWINGS
- (Z) SIDEWALK ADJACENT TO CURB PER SCOOT STANDARD 700-600
- (AA) CONCRETE BOLLARD, SEE DETAIL

CITY OF SPARTANBURG SITE AND LANDSCAPE PLAN NOTES

- ALL EXISTING OBSTACLES AND CURB CUTS THAT ARE NOT USED SHALL BE REMOVED AND REPLACED WITH CONCRETE CURB CUTS AND/OR SIDEWALK IF EXISTING
- ALL PLANTING AREAS SHALL BE MECHANICALLY IRRIGATED AND PROVIDE AN IRRIGATION PLAN
- THE DUMPSTER PAD SHALL BE SCREENED SHALL COMPLY WITH CITY STANDARDS AS FOUND IN SECTION 204.0 AND 204.0.1 OF THE CITY OF SPARTANBURG ZONING ORDINANCE
- ALL LANDSCAPED SPACES WILL BE IRRIGATED WITH PREEXISTING OR WALL MOUNTED SIGN THE LANDSCAP SIGN SHALL BE 7 FEET IN HEIGHT FROM BOTTOM OF THE SIGN OR ABOVE THE DRAINING SURFACE
- ALL SIGNAGE SHALL COMPLY WITH THE CITY OF SPARTANBURG ZONING ORDINANCE
- PRIOR TO OBTAINING THE ZONING ENFORCEMENT OFFICER WILL BE CONTACTED TO VERIFY THAT ALL NOTES ARE MARKED FOR REFERENCE IN THE LANDSCAPE PLAN ARE PROPERLY IDENTIFIED AND MARKED CORRECTLY
- ALL LANDSCAPED AREAS WILL BE OPERATED BY OTHERS

REVISIONS

NO.	DATE	BY
1	09/02/2023	MAR

FREELAND and KAUFFMAN, INC.
 Engineers & Landscape Architects
 209 West Stone Avenue
 Greenville, South Carolina 29609
 864.252.5770
 fax: 864.252.9740



BIG DAN'S CARWASH
 SPARTANBURG, SC
 TRACK WEST PARTNERS
 1802 HOWELL MILL ROAD, SUITE 210
 ATLANTA, GA 30318

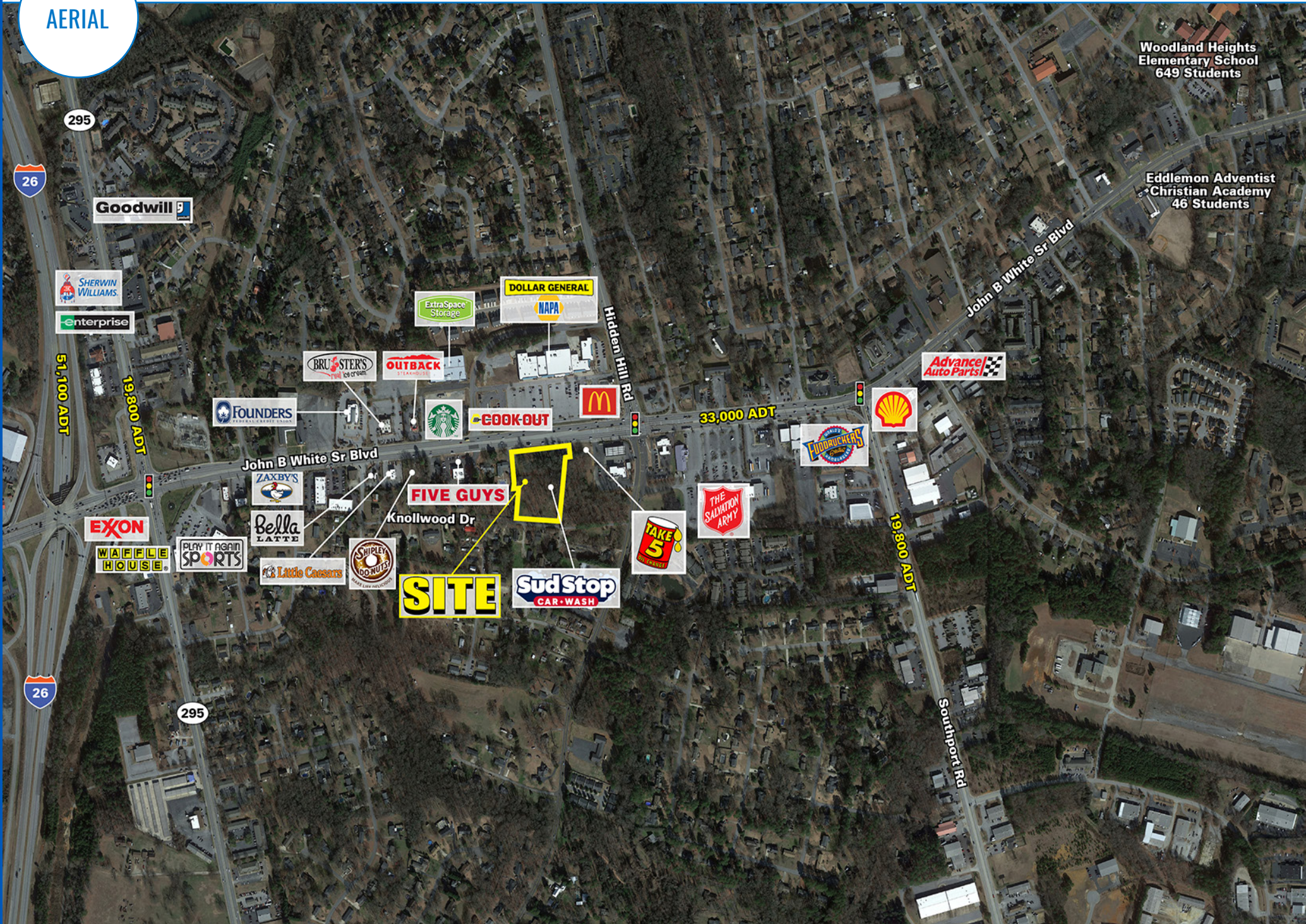
DRAWING

DRAWN	MAC
CHECKED	BTS
DATE	09/02/2023
SCALE	
DRAWING	9

AERIAL



AERIAL





SOUTH CAROLINA

SPARTANBURG

A charming yet sprawling Southern city, Charlotte is a pleasant urban area nestled in the Piedmont region of North Carolina, within a few hours' drive of both the Appalachian Mountains and North Carolina's white sand beaches.

The city has a strong economic identity – it's the second-largest banking hub in the U.S. behind New York City – that's helped drive consistent population growth for decades. Charlotte takes pride in its cityscape, defined by a handful of skyscrapers. But the city's essence is perhaps better captured in its diverse neighborhoods and suburban areas, each of which has its own style and flair.



SPARTANBURG, SC

JOHN B. WHITE SR BLVD & HIDDEN HILL RD

±1.65 ACRES | AVAILABLE FOR LEASE OR SALE

ROBEY SPRATT

704.697.1901
RSPRATT@ATLANTICRETAIL.COM

MICAH GROEBER

704.697.1902
MGROEBER@ATLANTICRETAIL.COM



ALBANY

ATLANTA

BOSTON

WEST PALM BEACH

LOS ANGELES

NEW YORK CITY

ORLANDO

PITTSBURGH

CHARLOTTE

THREE MORROCROFT CENTRE
CHARLOTTE, NC 28211
704.697.1900

WWW.ATLANTICRETAIL.COM

 [LINKEDIN.COM/COMPANY/ATLANTIC-RETAIL-PROPERTIES](https://www.linkedin.com/company/atlantic-retail-properties)

 [INSTAGRAM.COM/ATLANTIC_RETAIL/](https://www.instagram.com/atlantic_retail/)

 **CHAINLINKS**
RETAIL ADVISORS