



## 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: \$19 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 Now

Rent: \$19 PSF NNN

Reimbursables: est. \$3.50 PSF (Est. Insurance: \$1,741  
+ Est. Taxes: \$14,790)



SPARTANBURG COUNTY TAX MAP NOS. 712316314208 + 712316419753

\*For Build-to-Suit Inquiries, contact broker

*exclusively listed by:*

JOSH TEW, CCIM | [josh@pintailcre.com](mailto:josh@pintailcre.com) | 864.414.6778

MONTY TODD | [monty@pintailcre.com](mailto:monty@pintailcre.com) | 803.760.5559

ANNA NEWTON SPIERS | [anna@pintailcre.com](mailto:anna@pintailcre.com) | 864.568.3305

  
**PINTAIL**  
WWW.PINTAILCRE.COM

The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.



191 E ST. JOHN STREET SPARTANBURG . SC 29306

*additional photos*





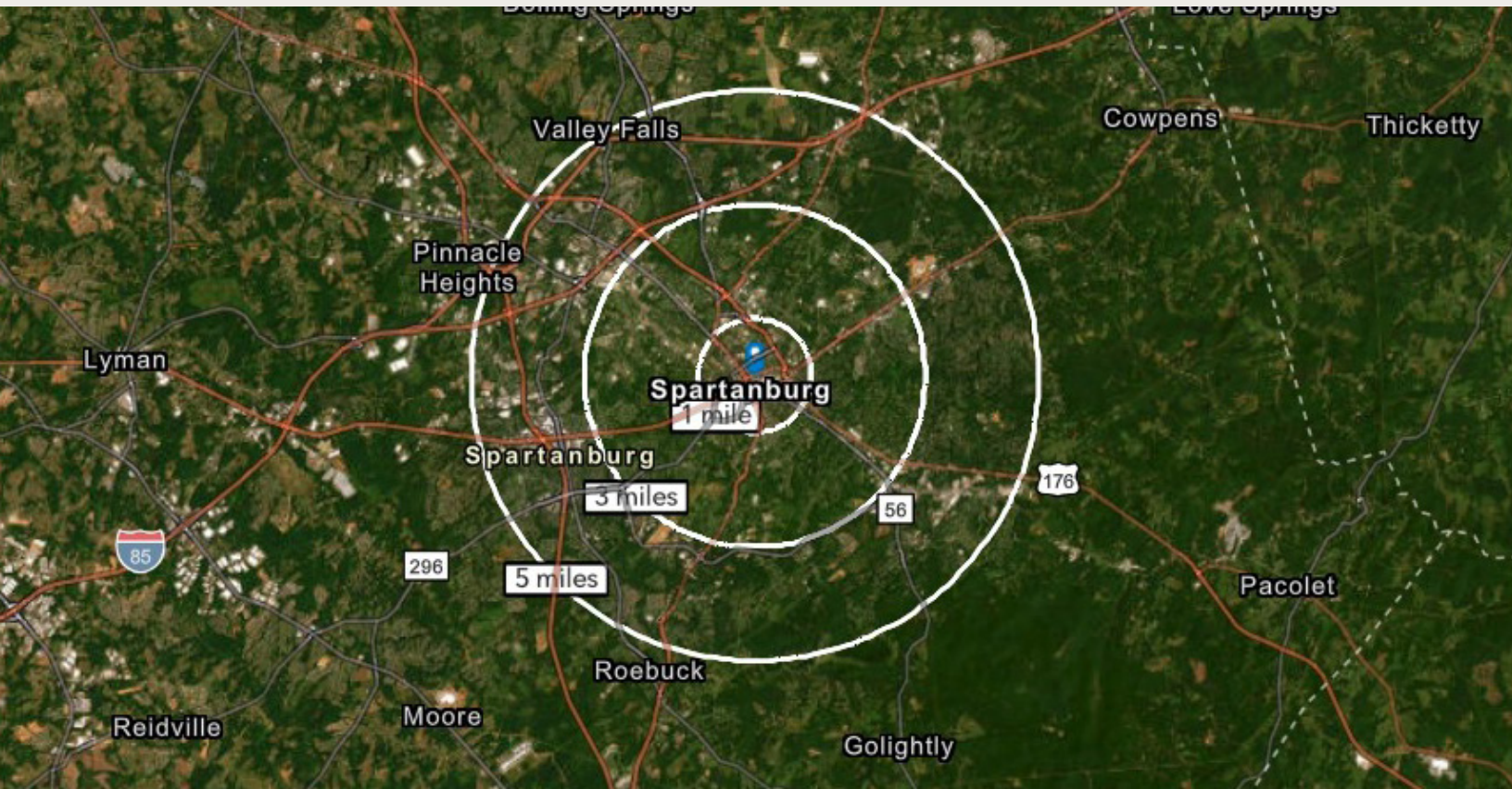
197 E ST. JOHN STREET SPARTANBURG . SC 29306

*additional photos*





# 197 E ST. JOHN STREET SPARTANBURG . SC 29306



## 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