



preliminary conceptual rendering

## 1914 E MAIN STREET SPARTANBURG . SOUTH CAROLINA 29307

### *available for lease:*

#### **New 2-Tenant Retail Opportunity**

- Flexibility in unit size and layout (1,500 – 5,200 SF)
- Existing building to be demo'd or heavily renovated
- Warm shell delivery + TI allowance

#### **Existing 5,200 SF Building for Lease**

- \$14.00 PSF + \$4 est. TICAM (as-is)
- Suitable for retail, showroom, office, or medical
- Short-term lease considered
- TI available

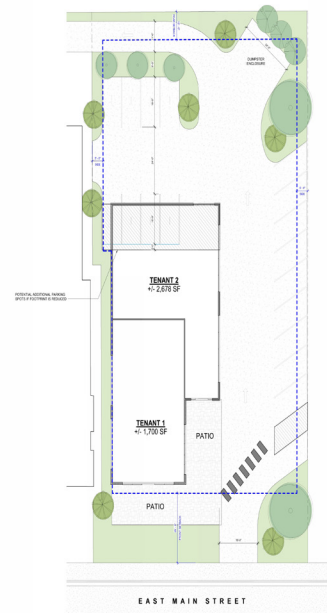
### *property highlights:*

- High visibility location in Spartanburg's E Main Street retail node
- ±25,800 vehicles per day on E Main Street
- Access to signal at Hillcrest Blvd

### *exclusively listed by:*

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SPARTANBURG COUNTY TAX MAP NO. 713432012343





1914 E MAIN STREET

SPARTANBURG . SOUTH CAROLINA 29307

prime location: directly acrosss from Hillcrest Market Place

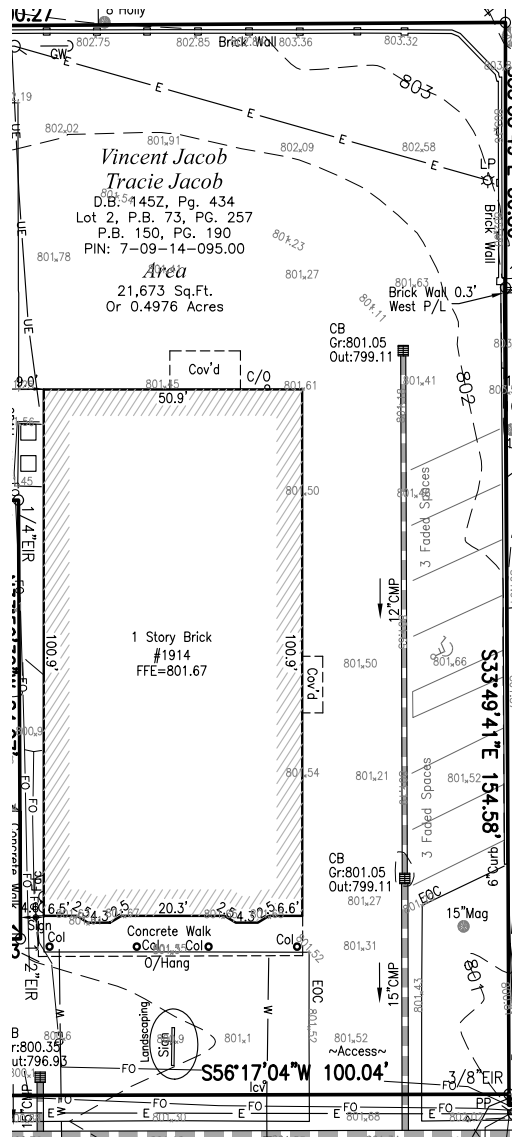


2024 demographics

	0-1 MILE	1-3 MILE	3-5 MILE
POPULATION	5,131	30,497	38,488
AVERAGE HOUSEHOLD INCOME	\$88,045	\$82,672	\$63,507
MEDIAN AGE	47.3	41.4	38.3

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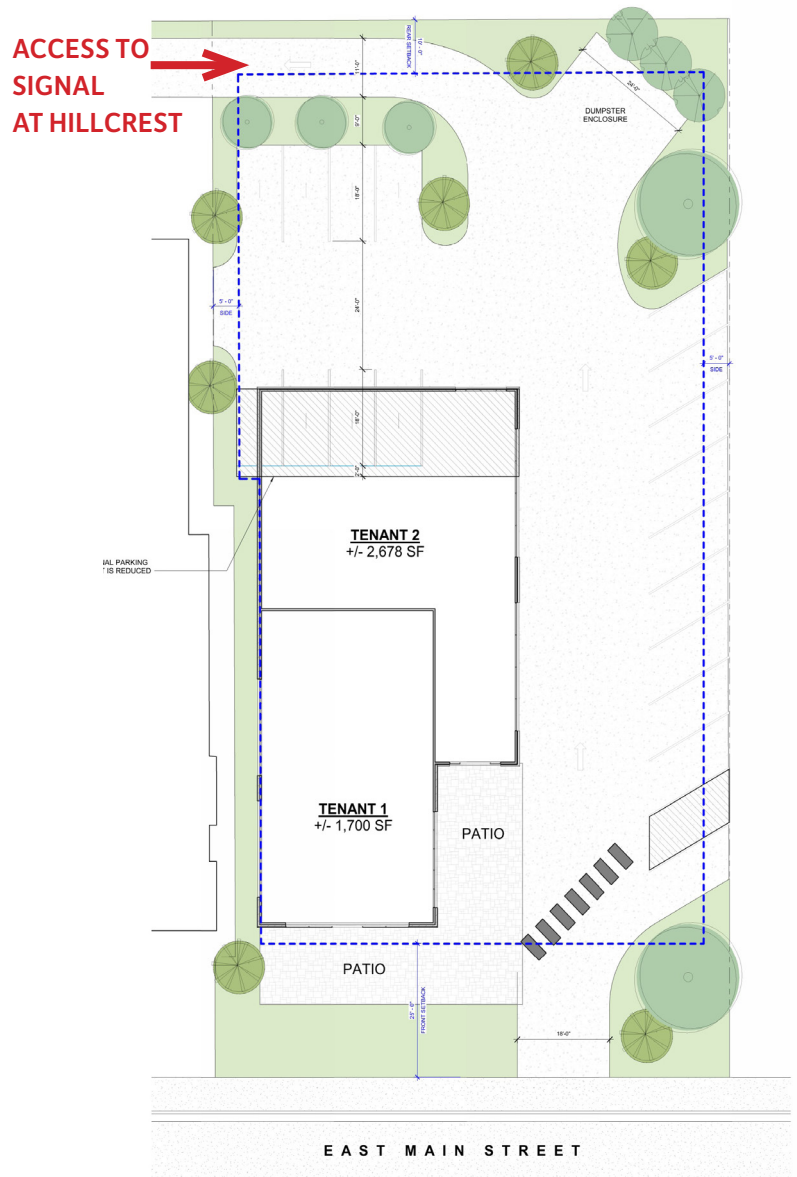
*existing building/site plan*



SIZE | 5,200 SF

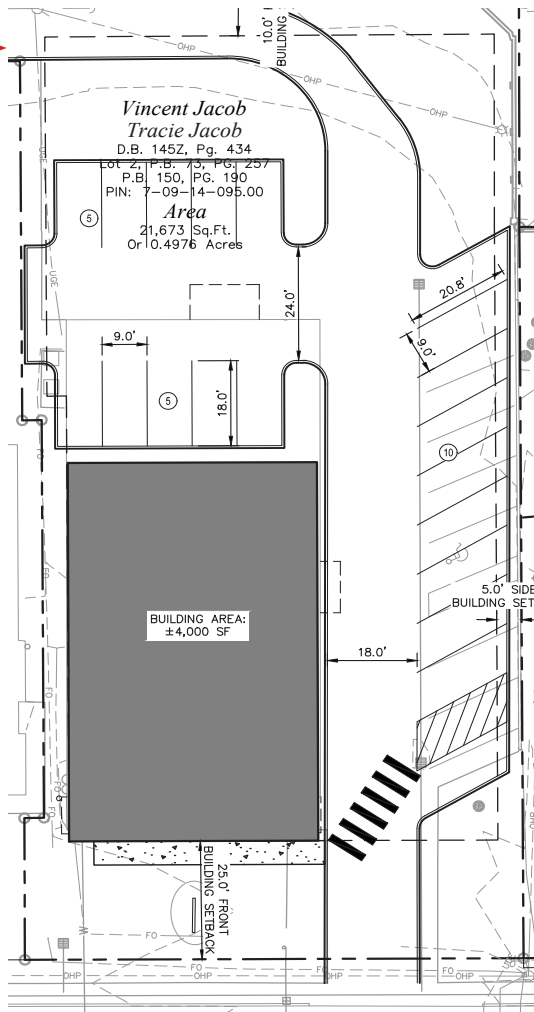
### PARKING, AS EXISTING

*proposed two-tenant redevelopment*



*alternate single-tenant BTS site plan*

ACCESS TO  
SIGNAL →  
AT HILLCREST

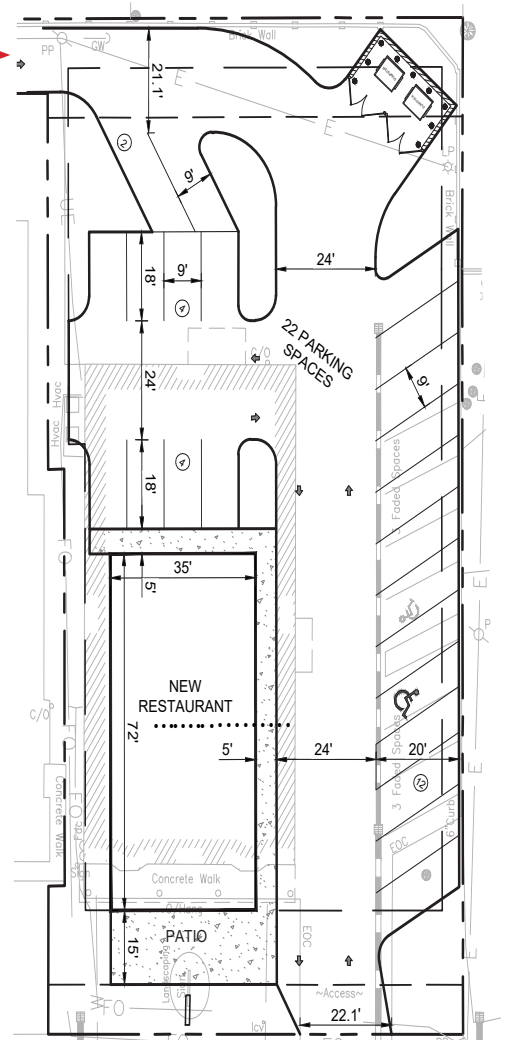


SIZE | 4,000 SF

PARKING SPOTS | 20

*alternate BTS fast-casual restaurant*

ACCESS TO  
SIGNAL →  
AT HILLCREST



SIZE | 2,520 SF

PARKING SPOTS | 22