

# 2199 SOUTHPORT ROAD

SPARTANBURG, SC 29302

## PROPERTY SUMMARY



## LOCATION DESCRIPTION

In the area around 2199 Southport Road, SC, 29302, you'll find WestGate Mall, offering a variety of shopping options. Downtown is bustling with unique dining spots and local boutiques, creating a lively atmosphere. Plus, the Chapman Cultural Center is a hub for arts and entertainment. With easy access to major roads, this area combines convenience and community, making it an ideal location for businesses to thrive in Spartanburg.

## PROPERTY HIGHLIGHTS

- Prime build-to-suit or ground lease opportunity
- Customizable lot for tailored business needs
- High visibility in a strategic location
- Versatile land ready for development

## OFFERING SUMMARY

Lease Rate:	Contact Broker for Pricing
Available SF:	1 SF
Lot Size:	1.4 Acres

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	1,379	12,655	29,346
Total Population	3,134	29,664	71,906
Average HH Income	\$76,998	\$86,032	\$77,235

Presented By:

**Legacy Commercial Property**

847-904-9200

info@legacypro.com



**LEGACY**  
COMMERCIAL PROPERTY

209 Powell Place  
Brentwood, TN 37027  
<http://legacypro.com>

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ADDITIONAL PHOTOS



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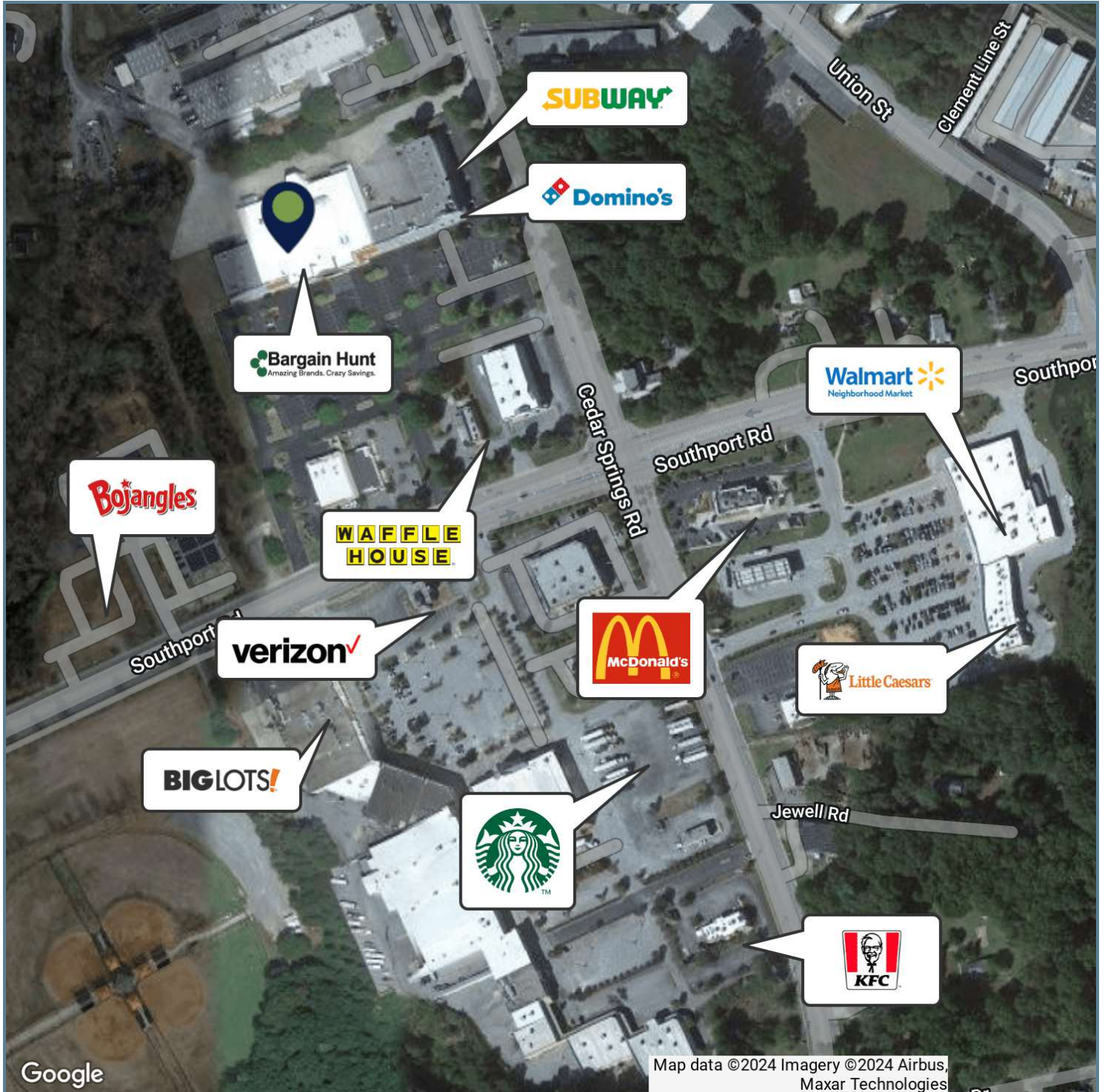
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RETAILER MAP



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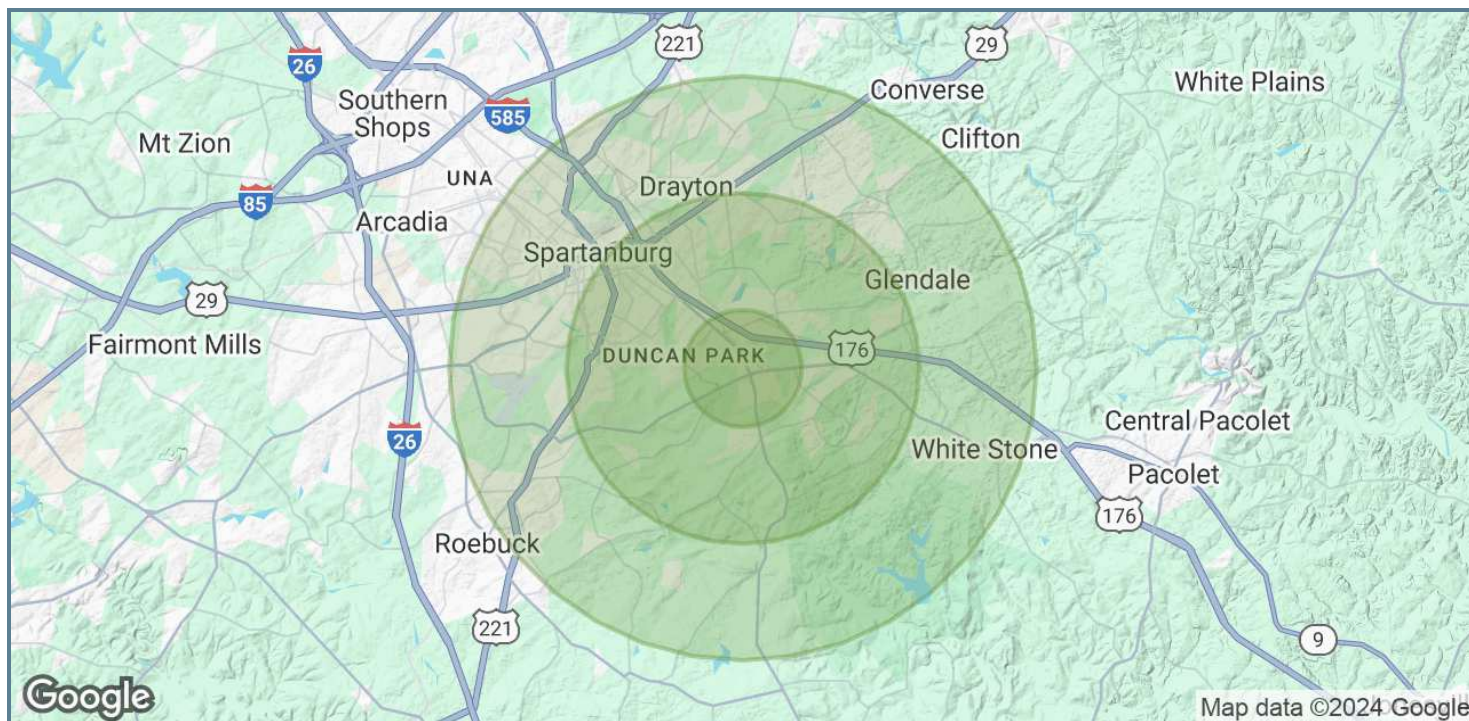
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## DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	3,134	29,664	71,906
Average Age	42	42	41
Average Age (Male)	40	40	39
Average Age (Female)	43	43	42

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,379	12,655	29,346
# of Persons per HH	2.3	2.3	2.5
Average HH Income	\$76,998	\$86,032	\$77,235
Average House Value	\$262,714	\$281,523	\$249,613

Demographics data derived from AlphaMap

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