

SALE / LEASE

OFFICE/RETAIL/LIGHT INDUSTRIAL

371 Successful Way Spartanburg, SC 29303



SALE PRICE	\$440,000
LEASE RATE	\$3,500/MONTH + UTILITIES
AVAILABLE	+/-4,500 SF +/-0.6 ACRE

Wiley North
864 580 6126
wnorth@cbccaine.com



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OFFERING SUMMARY

Sale Price:	\$440,000
Lease Rate:	\$3,500/Month + Utilities
Building Size:	+/-4,500 SF
Lot Size:	+/-0.6 Acres
Year Built:	1995
Zoning:	Unzoned
Parking:	8 Paved Spaces (additional gravel parking)
Utilities:	All Public Utilities (water, sewer, electric & gas)

PROPERTY OVERVIEW

Retail or Office Users

PROPERTY HIGHLIGHTS

- +/-3,000 SF of existing high ceilings of flex space, +/-1,500 SF of office/retail/flex space
- Multiple rooms for offices
- Kitchen with walk-in pantry/storage
- Reception/Front Office
- Beautiful landscaping & road signage
- 125 ft. of road frontage
- Located just off Hwy. 221 (Chesnee Hwy.) and 5 minutes to I-85 and 10 minutes to Downtown Spartanburg

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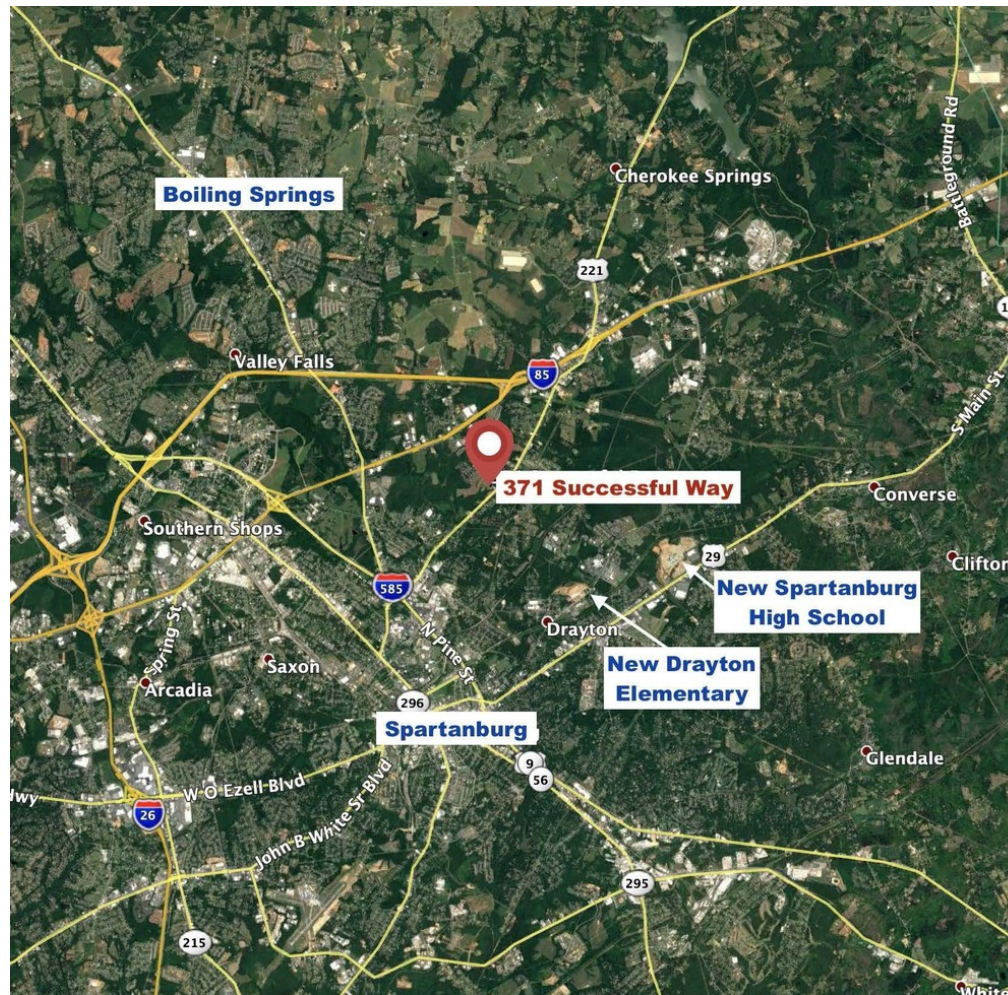


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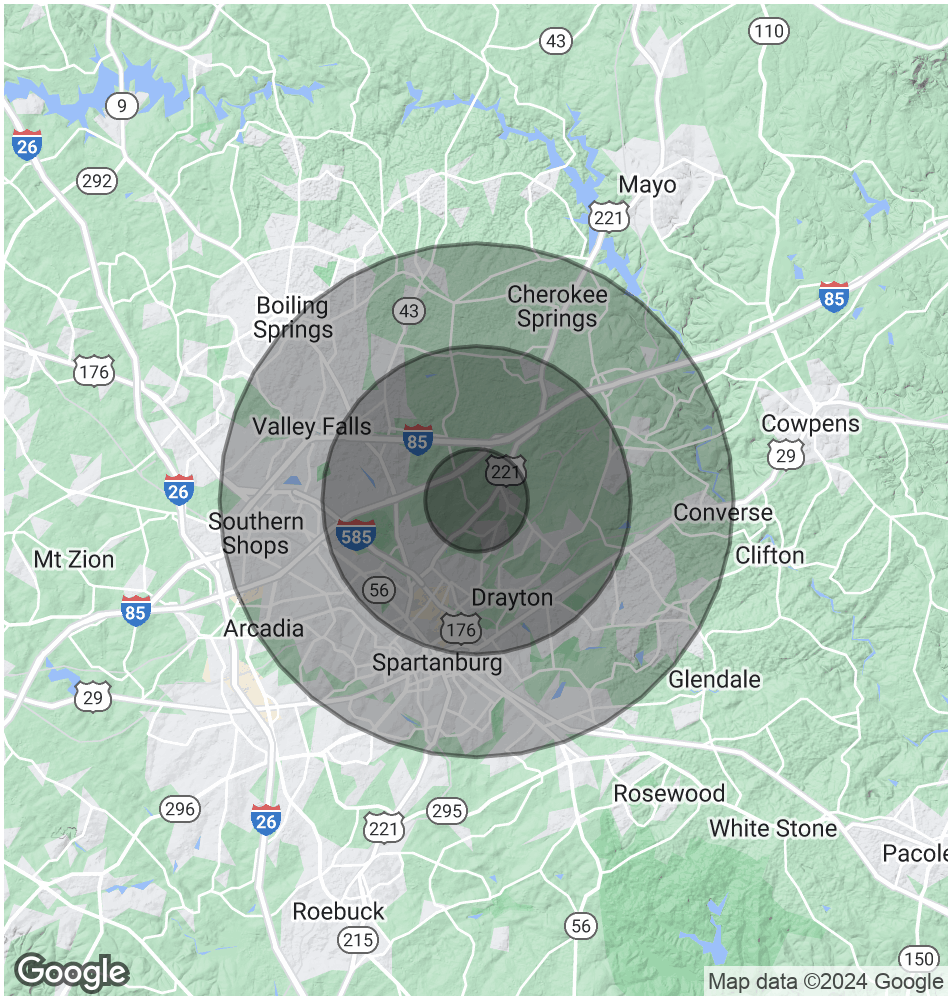
POPULATION	1 MILE	3 MILES	5 MILES
Total Population	3,101	27,972	80,961
Average Age	38	33.6	34.2
Average Age (Male)	38.6	33.6	33.6
Average Age (Female)	37.6	34.1	34.9

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,159	9,876	30,074
# of Persons per HH	2.7	2.8	2.7
Average HH Income	\$35,532	\$47,832	\$52,137
Average House Value	\$136,730	\$144,092	\$170,620

* Demographic data derived from 2020 ACS - US Census

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