

FOR SALE: Spartanburg Shopping Plaza

367 Whitney Road

Spartanburg, SC 29303



OFFERING SUMMARY

Sale Price:	\$2,250,000
Cap Rate:	7.60%
NOI:	\$171,207.62
Lot Size:	± 10 Acres
Year Built:	1963
Building Size:	± 102,000 SF
Market:	Spartanburg, SC
Traffic Counts	Whitney Rd [9,900] Old Whitney Rd [11,200] N Pine St [31,200]

PROPERTY OVERVIEW

SVN Blackstream is pleased to present this opportunity to purchase ± 10 AC site with ± 102,000 SF of retail space in Spartanburg, SC. Located on the corner of Whitney Road and Old Whitney Road with visibility from N Pine Street, this is a strong retail corridor that has seen recent commercial growth with a new Family Dollar across the street. This site sits just .5 miles from Spartanburg Medical Center.

PROPERTY HIGHLIGHTS

- Site could be an investment or redevelopment play due to proximity of Spartanburg Medical Center, Wofford College (±1,700 students) Converse College (±1,300 students) and downtown Spartanburg
- Site is not far from new Spartanburg HS, planned for an opening in Fall 2019, a projected that was estimated at \$128 million
- Site has ± 700 ft of frontage to Whitney Road, leading to maximum visibility
- Employers in the area include BMW Manufacturing, Michelin America, Adidas, Milliken, Amazon and Pepsi

Dustin Tenney
Senior Vice President
864.637.9302
dustin.tenney@svn.com

Daniel Holloway
Senior Vice President
864.637.9302
daniel.holloway@svn.com

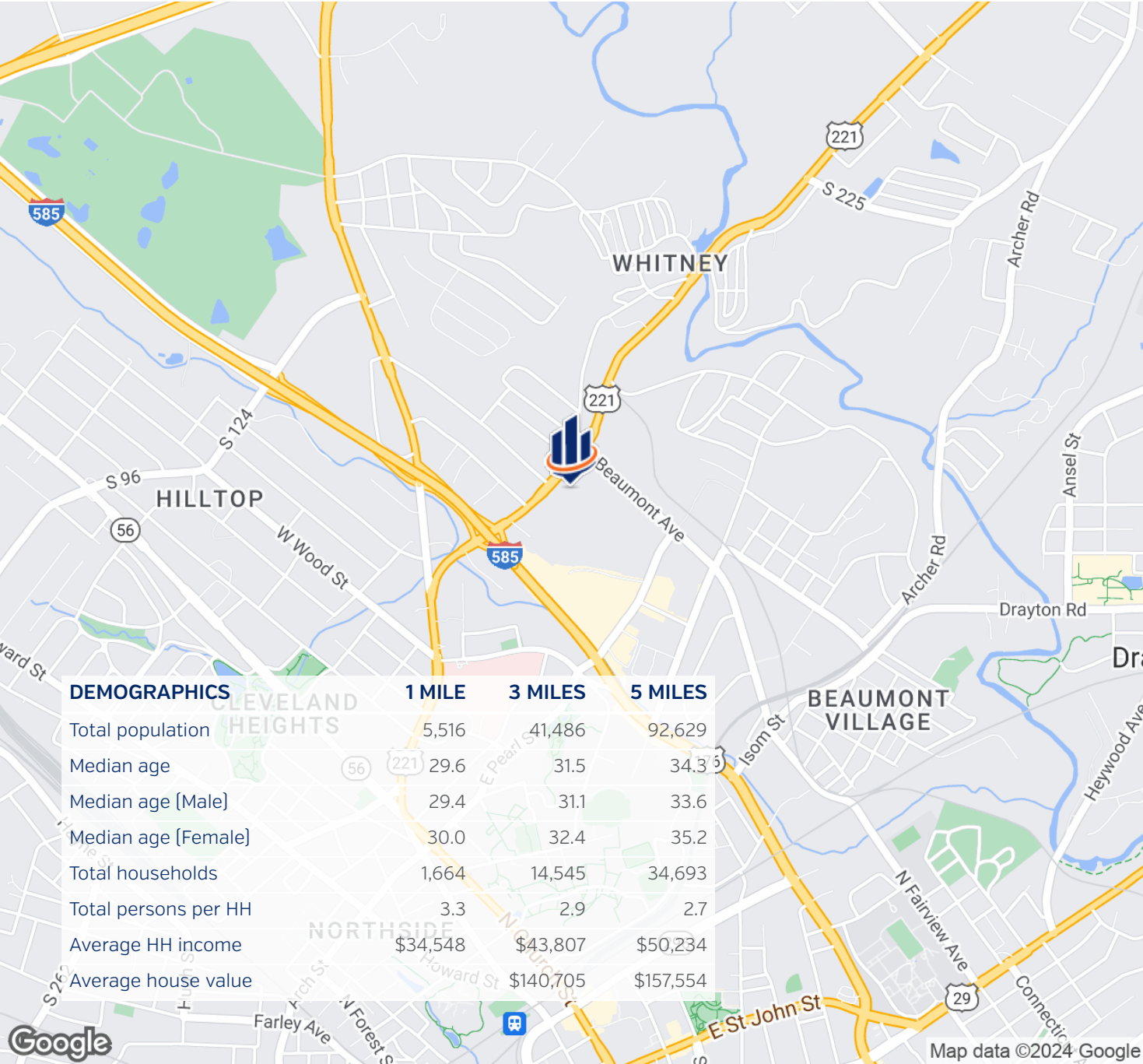


The information presented here is deemed to be accurate, but it has not been independently verified. We make no guarantee, warranty or representation. It is your responsibility to independently confirm accuracy and completeness. All SVN® offices are independently owned and operated.

Regional Map

For Sale

Spartanburg, SC 29303



"SPARTANBURG
ALLOWS YOUNG,
AMBITIOUS PEOPLE
TO MAKE AN
IMPACT."

MARTIN HUFF
Development Manager
Johnson Development Associates

"LIVING IN
SPARTANBURG
MEANS BEING A PART
OF A WELCOMING,
SUPPORTIVE,
CULTURAL
COMMUNITY."

ERICA BROWN
Patient Resource Specialist
St. Luke's Free Medical Clinic

"SPARTANBURG'S
WARMTH AND CHARM
IS ATTRACTIVE TO
SMALL BUSINESS
OWNERS LIKE ME."

PONTHEOLLA ABERNATHY
Owner
Clevedale Historic Inn & Gardens

"TOP-RATED SCHOOLS
AND A VIBRANT
QUALITY OF LIFE MAKE
SPARTANBURG A GREAT
PLACE TO RAISE
A FAMILY."

TODD HORNE
Vice President of Business Development
Clayton Construction Company Inc.

DEMOGRAPHICS

301,463 
call Spartanburg home

With nearly 40,000 residents in the city of Spartanburg and more than 15,000 college students, Spartanburg is the fourth largest county in South Carolina by population.

Choose from **300+**
places of worship

Festivals, cultural organizations,
civic clubs and more provide ample
opportunity to donate time and talents


6.4%
residents born
internationally

An international community with
authentic Southern charm, Spartanburg
has long been a national leader in
attracting foreign investment.



CITY OF SPARTANBURG

Our growing downtown showcases the perfect blend of shops, restaurants, residential options and office space. The final touches of our master plan are shaping the heart of the city - reflecting our rich past, while tempting you with the latest in boutique shopping and global cuisine.

It would be easy to stop there. But we won't. We'll always be doing more to make our city better. The City continues to spend millions on improving streetscaping, bicycle and pedestrian projects, and enhanced parking to support businesses and residents while ensuring downtown retains its timeless character.



DOWNTOWN LIVING

Live here. Work here. Play here.

Urbanism has exploded in downtown Spartanburg, with more than 25,105 jobs within a 1.5 mile radius of downtown, plus newly renovated apartments, lofts and condos available throughout the heart of the city.

Enjoy living, working and playing in Spartanburg County's thriving and walkable hub city. Home to restaurants and bars, boutique shops and specialty stores, art galleries and cultural events, parks and paths, everything you need is right at your fingertips.

Choose from hundreds of apartments and several mixed-use complexes filled with a diverse mix of residents, young and old.



SPARTANBURG COUNTY

Calling Spartanburg home is easy.

Comprised of 13 municipalities and several unincorporated towns, Spartanburg's living choices are as diverse as its population and culture. Each area of the county offers its own blend of character and individuality, allowing you to choose your lifestyle.

From friendly neighborhood subdivisions and new condominium developments to luxury resorts and abundant farmlands, Spartanburg's got it all. Looking for a change of pace? We've got that, too. Explore our outdoor trails, flowing rivers, quaint downtowns and southern country cooking.



...TO GROW A CAREER

It's easier to succeed here.

Young professionals are taking the lead, local businesses are first-of-mind, and our industries are flourishing. Whether you're a college graduate looking to make your mark, a business professional looking for a connected community, or a leader wanting to champion successes, there's no better time than now to be in Spartanburg.

Home to the world headquarters of Denny's and Milliken & Company, the only BMW Manufacturing Co. plant in the United States, more than 100 international businesses, seven colleges and universities, and countless small businesses, there are ample employment opportunities in Spartanburg. Get plugged in through networking groups at the Spartanburg Area Chamber of Commerce, Spartanburg Young Professionals and the Village Network. Learn to lead with programs such as Leadership Spartanburg, the Grassroots Leadership Development Institute and Spartanburg County's Citizens Academy. Give back through service opportunities with United Way of the Piedmont, Nonprofit Fellows, and many area nonprofits.



THE HEART OF SPARTANBURG

An arts hub

Spartanburg's thriving art communities are centric to our way of life, with fine arts and cutting edge culture on every corner. Downtown Spartanburg was designated as the second Cultural Arts District in South Carolina, home to more than 156 studios, 78 works of public art, and 1,872 events and festivals each year. Chapman Cultural Center serves as the heart of the arts community; its three-building campus is complete with a theater, art galleries, museums and a science center. Thanks to downtown programming efforts, it's not surprising to stumble upon a philharmonic quartet during lunch in Morgan Square, or a pop-up art market on Wall Street.

Locals love to explore the art galleries during a monthly ArtWalk and catch book readings by regional authors with Hub City Writer's Project, one of the most innovative literary arts organizations in the country. See which shows strike your fancy at Converse College's Twichell Auditorium, the Pacolet Opry House and Spartanburg Memorial Auditorium, or enjoy outdoor tunes at free concerts on Main Streets countywide.



For the love of the craft

Famous for our burgers, locals love to visit iconic joints like The Beacon, Ike's, and Sugar-and-Spice. With eight locations along the SC BBQ Trail, slow cooked barbecue and fish camps draw diners across the county. While we love our traditional Southern cuisine, our city serves up a modern flare. Reflecting our international community, Spartanburg claims the first poké restaurant in South Carolina and FR8yard the first fully open-air restaurant in the Upstate, complete with authentic vintage beer garden tables straight from Germany.



Southside Landrum



Crepe Factory



Home of RJ Rockers Brewery, Spartanburg is experiencing a craft beer revolution. Local tap houses serving up homegrown brews serve as gathering spots. Two new rooftop bars give stunning views of our growing downtown, while a handful of unpretentious dive bars serve our underground nightlife scene. Hear acclaimed jazz acts at Blues Boulevard, go glamping at The Music Camp or jam to ear-shattering punk at GroundZero.

Spartanburg

SO, HOW DO
WE STACK UP?

255



sunny days per year

48°F | 9°C average winter temperature

74°F | 23°C average summer temperature

GSP



Convenient air travel from
GSP International Airport

Six major airlines offer 50 non-stop average daily
departures to 16 major cities and 19 airports
across the U.S.

40



BCycle bikes

The first bike sharing system in the Southeast.
Self-service bike rental stations are located
around the city

\$159,000



average home price

Average price for a 1750 sq foot home
is below the national median

Shop



'til you drop

WestGate Mall is the city's primary shopping
market, complemented by unique boutiques in
downtown Spartanburg, Landrum and Woodruff