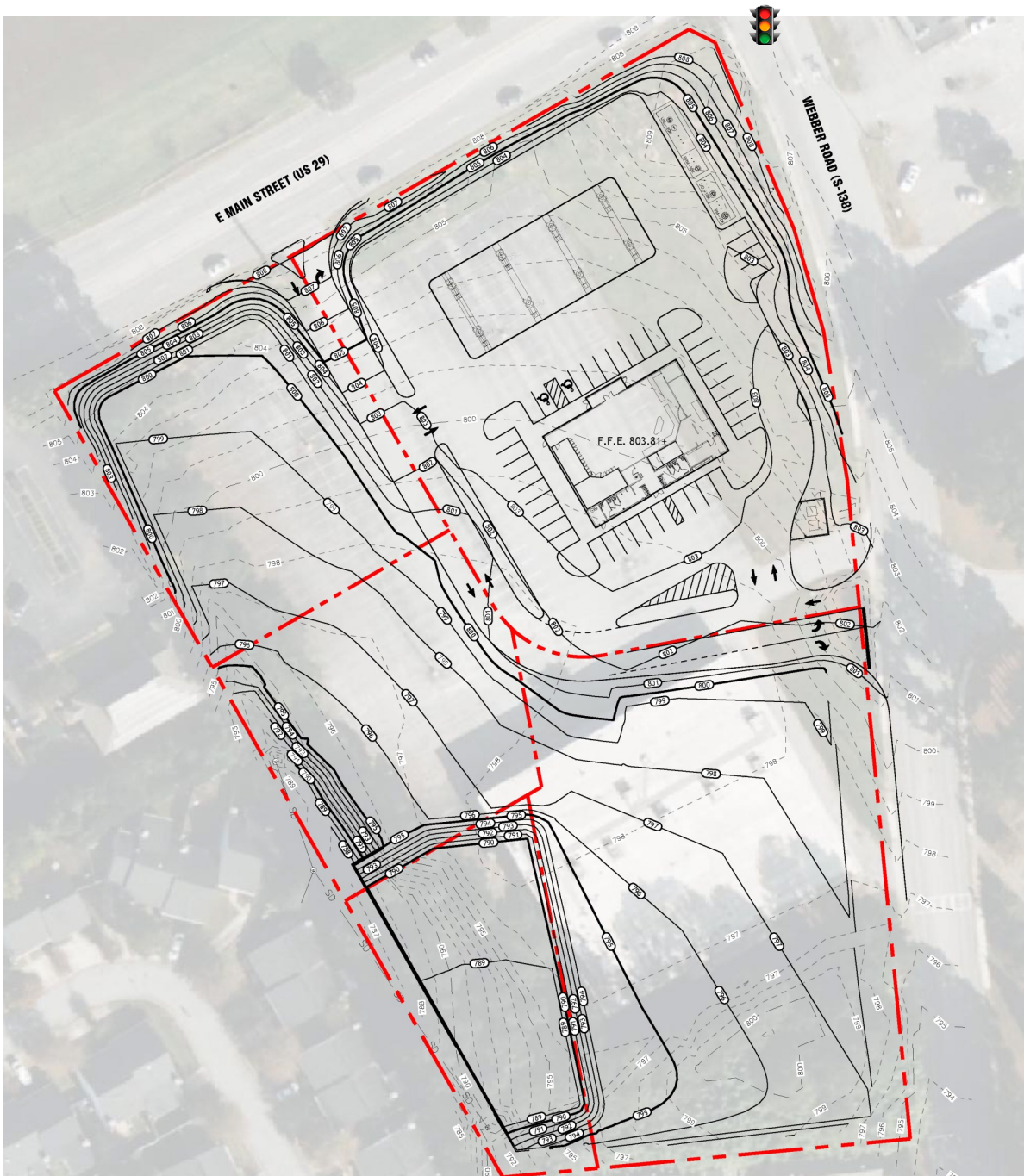




PRIME 1-AC PARCEL ON E. MAIN ST.

Opportunities Suitable for Retail, Restaurant, Service or Medical





±1 AC ON E MAIN ST.

- Seeking \$80K Ground Lease or BTS for credit tenant
- High visibility in all directions
- All utilities stubbed with off-site stormwater detention
- Up to 230' Deep

REMAINING ±2.5 ACRES

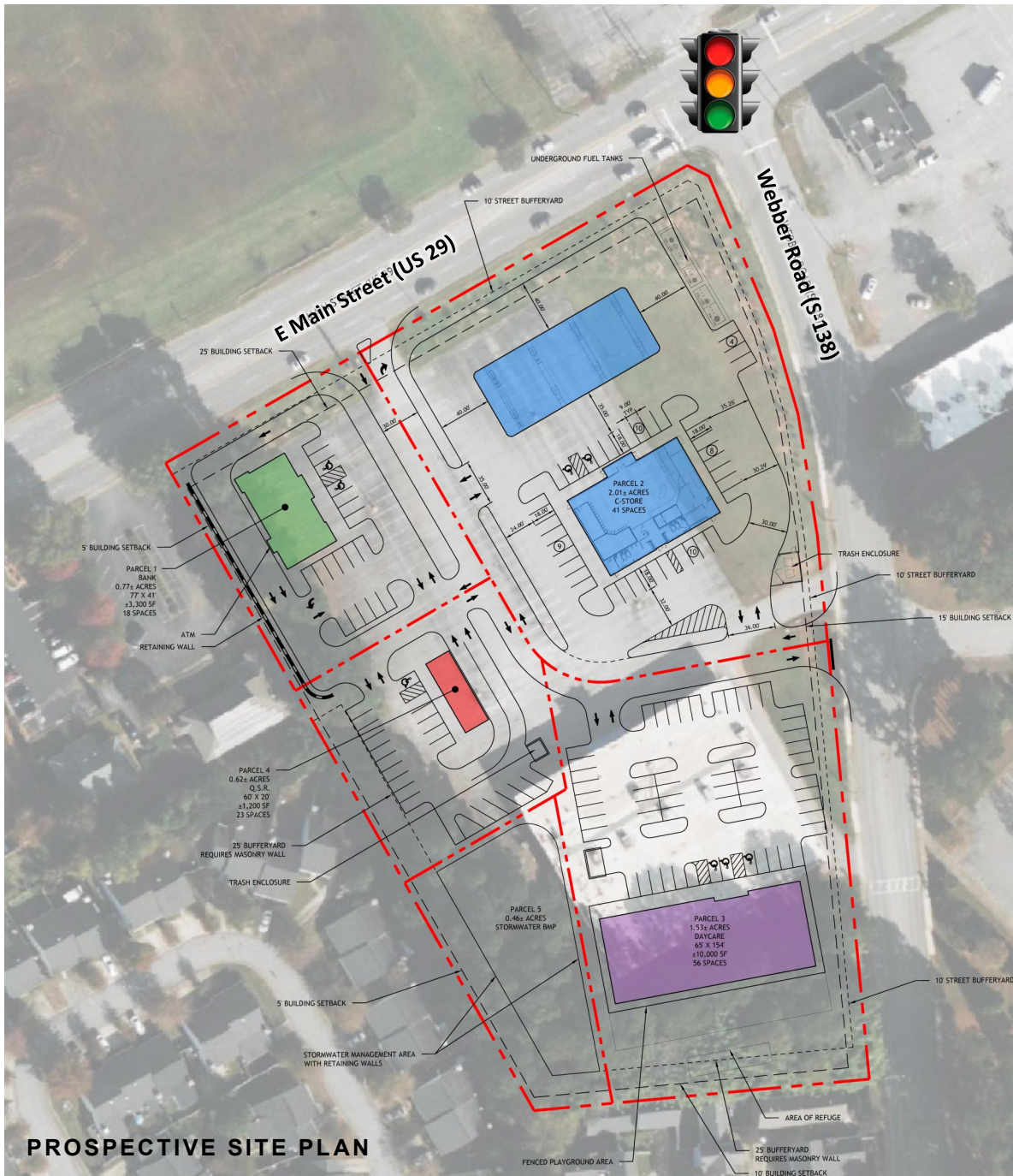
- Latest plan shows 16,600 SF of retail/commercial with parking, drives, infrastructure
- Variety of uses, options, layouts possible at this stage
- Will consider selling as pad-ready

TENTATIVE SCHEDULE

- June/July: Removal of bowling alley, parking lot, & tree line
- Aug/Sept: Spinx permit
- Oct/Nov: Start of site work and Spinx construction
- Completion: Site work Q1, Spinx by Q3

Ground Lease or BTS

- ◆ Signalized corner of E Main St & Webber Rd
- ◆ Excellent access with strong frontage and multiple points of ingress/egress
- ◆ Positioned in a growing retail corridor between Spartanburg and surrounding suburban neighborhoods
- ◆ High daily traffic counts with strong commuter flow
- ◆ Growing residential base in the surrounding trade area



DEMOGRAPHICS

MILES (RADIUS)	ONE MILE	THREE MILES	FIVE MILES
POPULATION	3,705	24,908	59,948
EMPLOYEES	2,100	11,140	49,904
AVG. HH INCOME	\$88,087	\$87,827	\$74,092

TRAFFIC COUNTS

E. MAIN ST (US29)	26,500 VPD
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