

LEASE

MARY BLACK FOUNDATION BUILDING

349 E Main St Spartanburg, SC 29302



AVAILABLE +/-3,189 RSF OFFICE
LEASE RATE \$25/SF FULL SERVICE

Tim Satterfield
864-415-2373

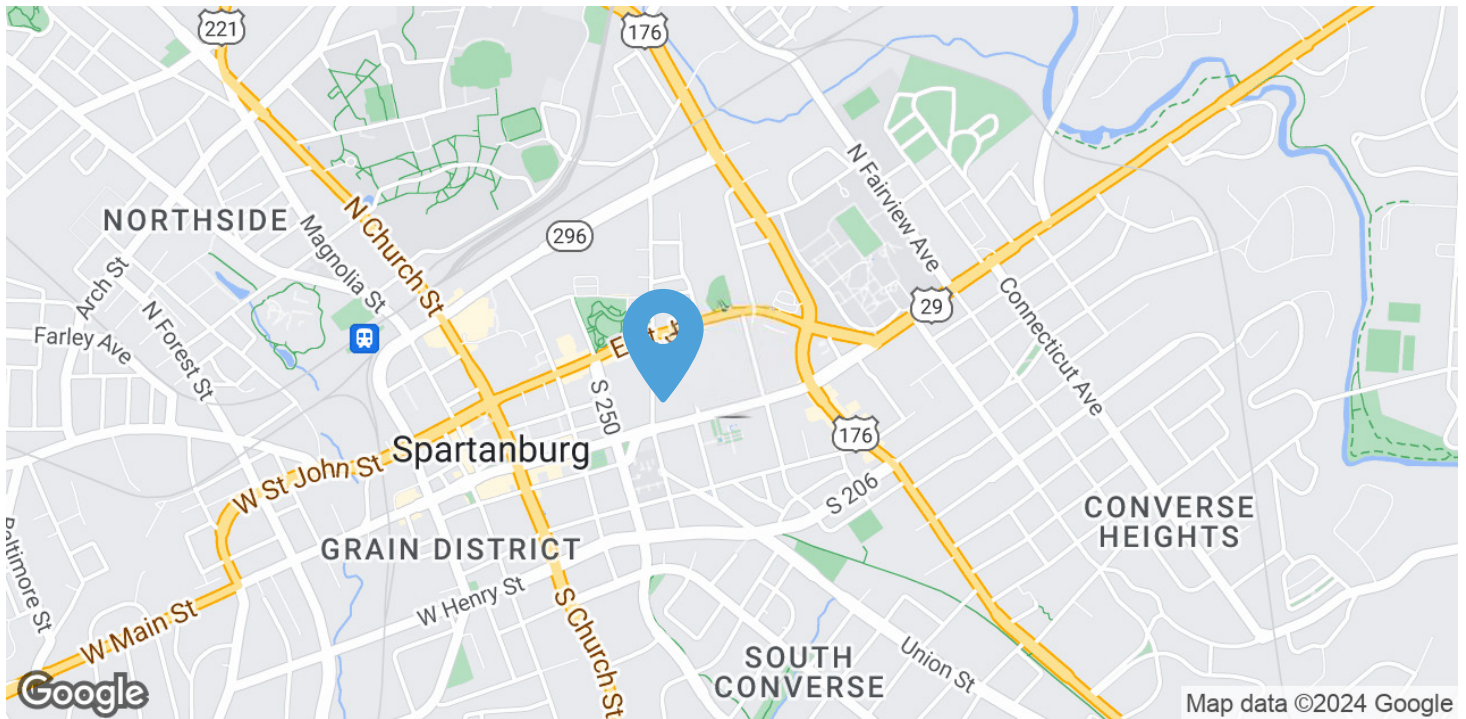


KDS
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COMMERCIAL REAL ESTATE

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349 E Main St Spartanburg, SC 29302



OFFERING SUMMARY

Lease Rate:	\$25/RSF (Full Service)
Building Size:	+/-25,500 RSF
Available SF:	+/-3,189 RSF
Lot Size:	+/-0.99 Acres
Year Built:	1961
Renovated:	2006
Market:	Greenville/Spartanburg
Submarket:	Spartanburg CBD

PROPERTY OVERVIEW

Office space for lease in Downtown Spartanburg

PROPERTY HIGHLIGHTS

- 2 story office building located in Spartanburg's CBD
- Tenants include Mary Black Foundation, The Stevens Firm, P.A. & Raymond James & Associates
- Leed Certified
- Outdoor patio with garden and dining area available for Tenant use
- Monument sign
- 30 surface parking spaces
- 2022 Traffic Count: 11,900 VPD
- Unzoned

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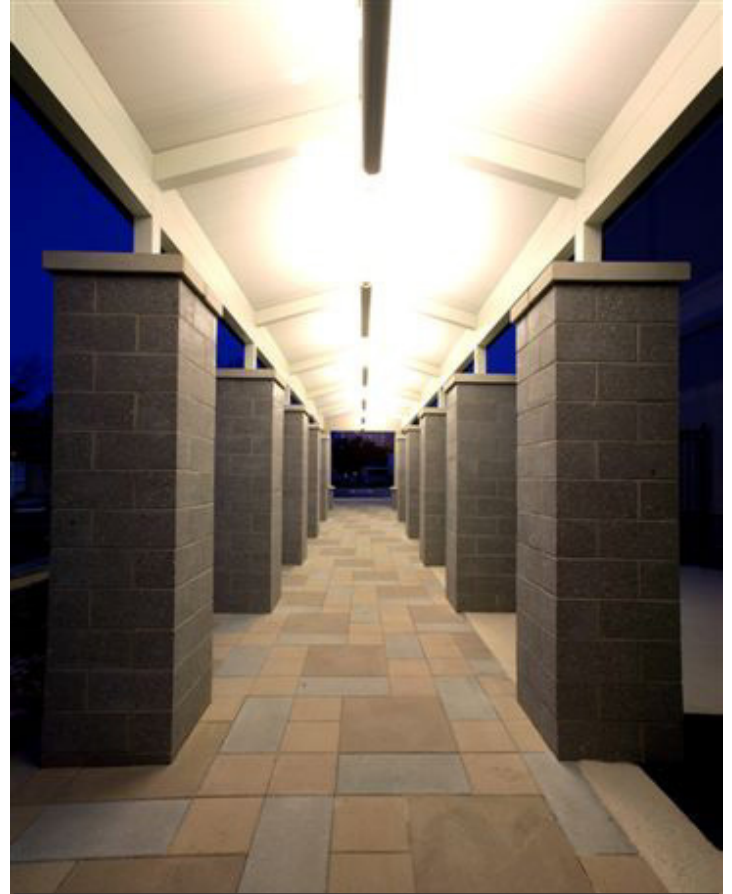
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Reception



Exterior Hallway



Interior Hallway

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Outdoor Patio



Outdoor Patio

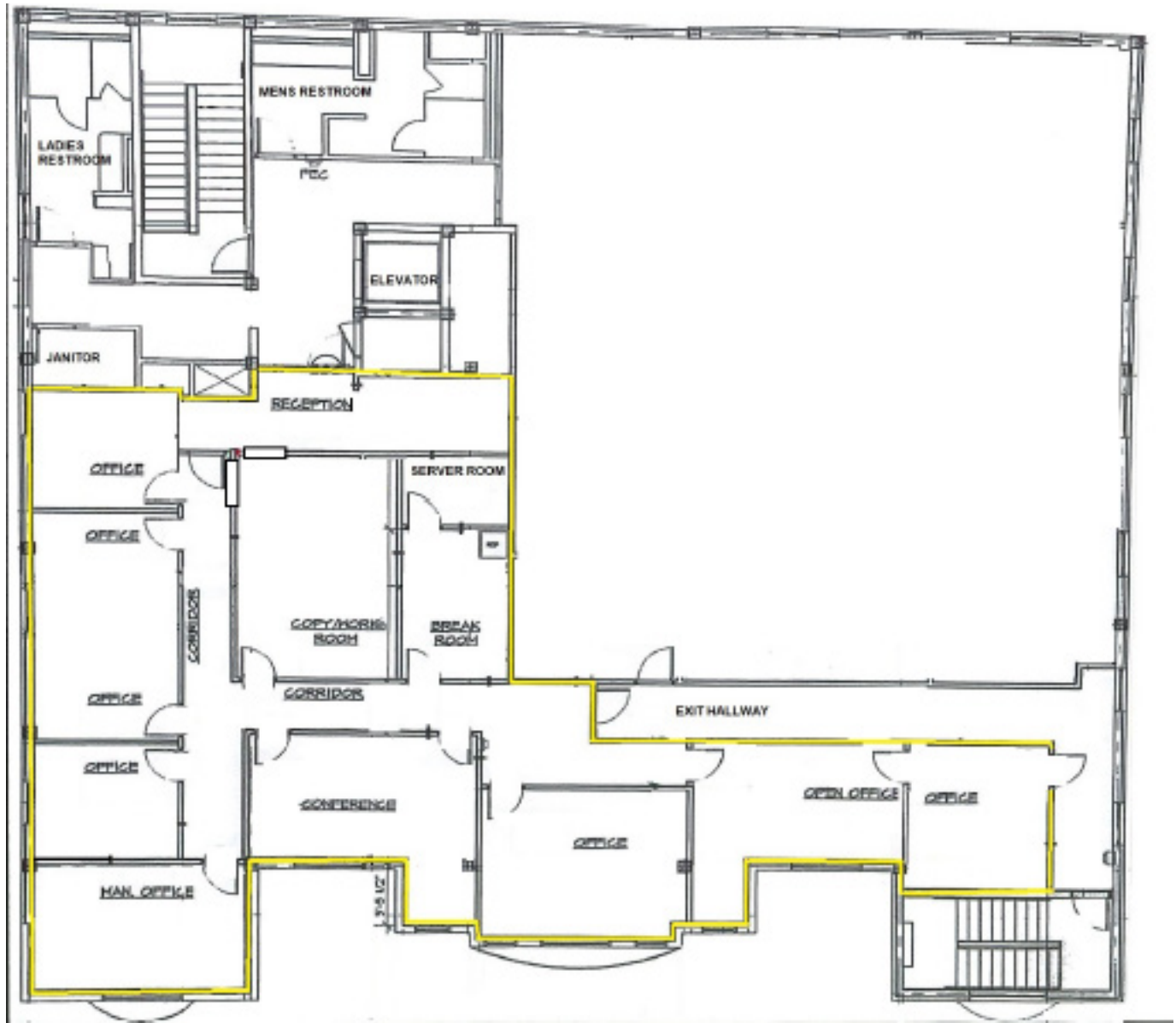
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Floor Plan - Suite 200

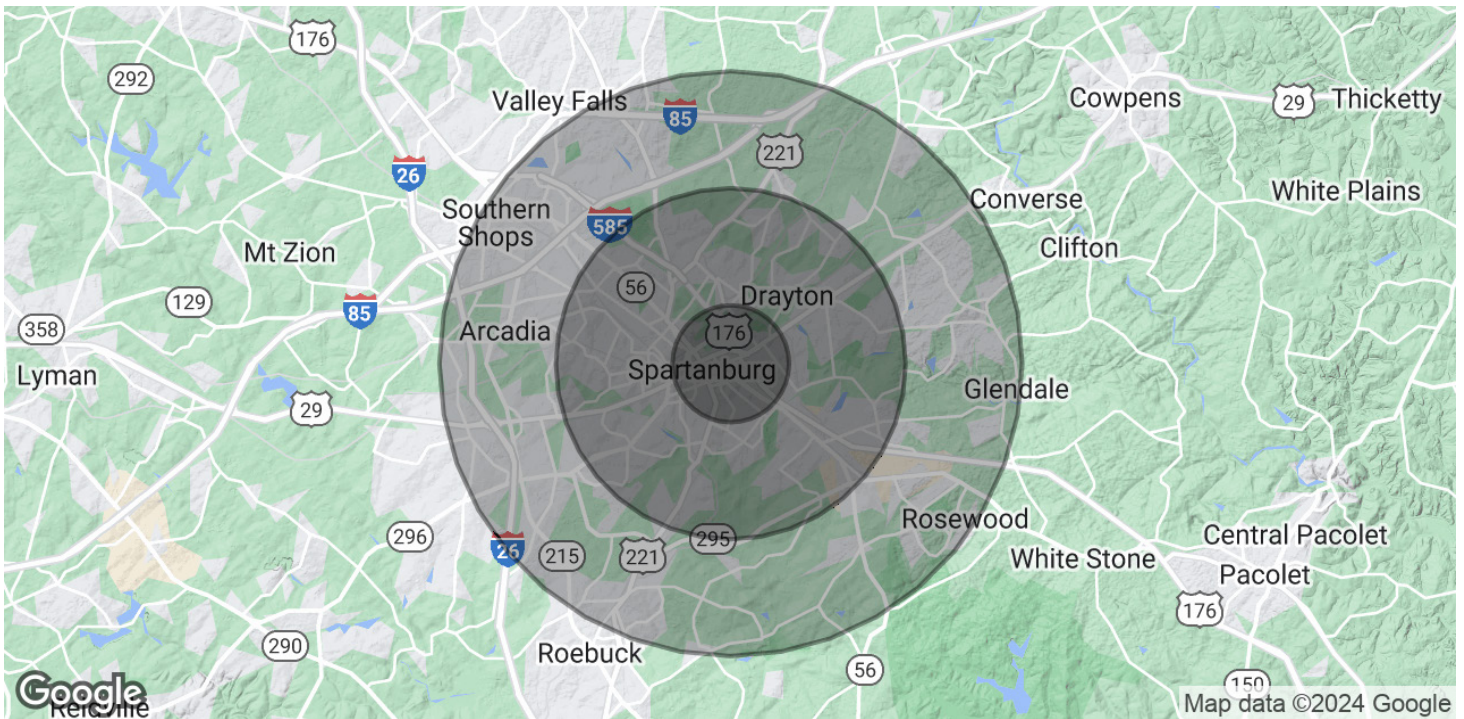
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,811	43,616	91,613
Average Age	37.6	37.5	36.5
Average Age (Male)	35.4	35.6	34.9
Average Age (Female)	38.5	39.8	38.7

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,797	20,426	40,804
# of Persons per HH	2.1	2.1	2.2
Average HH Income	\$52,613	\$49,409	\$52,007
Average House Value	\$137,415	\$126,141	\$133,034

* Demographic data derived from 2020 ACS - US Census

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