

NEW DEVELOPMENT - PARCELS AVAILABLE

205 EXCHANGE VILLAGE DR E | SPARTANBURG, SC 29301

UNDER CONTRACT
Townhomes (70 Lots)
±6-7 AC

UNDER CONTRACT
Townhomes (68 Lots)
±12-13 AC

PROPOSED
Hotel/Medical/Self Storage
±2-3 AC AVAILABLE

PROPOSED
Hotel/Medical/Self Storage
±3-3.5 AC AVAILABLE

SITE

Proposed Site Plan
±18-19 AC Development

Warren Abernathy Hwy

CONTACT

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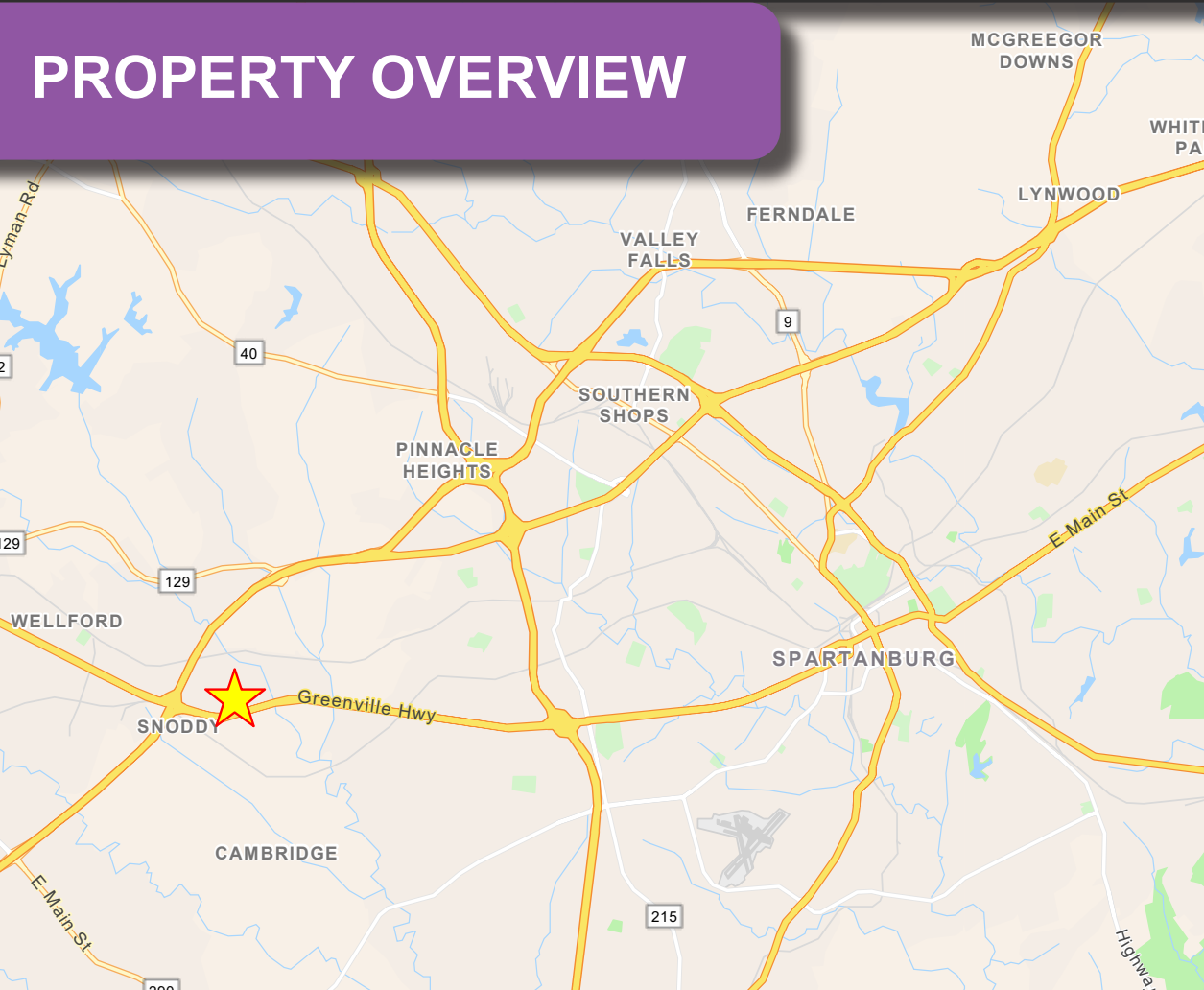
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PROPERTY OVERVIEW



PROPERTY DETAILS

- Exchange Village - Retail for Lease & Sale
- $\pm 1\text{-}2$ AC Parcel for Ground Lease, Built to Suit or Sale
- $\pm 1,200\text{-}30,000$ SF Retail for Lease

MARKET DETAILS

Nestled in between I-85 and I-26 on Highway 29 (29,500 VPD) is a great development opportunity for the booming westside of Spartanburg. This is a high-traffic retail, industrial and residential corridor. Conveniently located to Downtown Spartanburg and Greenville, this site has much potential with many new and upcoming developments in close proximity. Highway 29 serves as the main throughfare into Spartanburg from I-85 and is seeing massive growth. From 2022 to 2023, Spartanburg's metro area grew by nearly 3%, making it the 8th fastest growing metro area in the country during that timeframe. It ranked as the 2nd fastest growing in the state, behind the Myrtle Beach-Conway-North Myrtle Beach area.

DEMOGRAPHICS

	1-Mile	3-Mile	5-Mile
POPULATION	795	18,941	73,153
DAYTIME POPULATION	1,577	16,787	75,476
AVERAGE HH INCOME	\$76,030	\$93,111	\$91,535
MEDIAN HH INCOME	\$53,642	\$63,230	\$64,533

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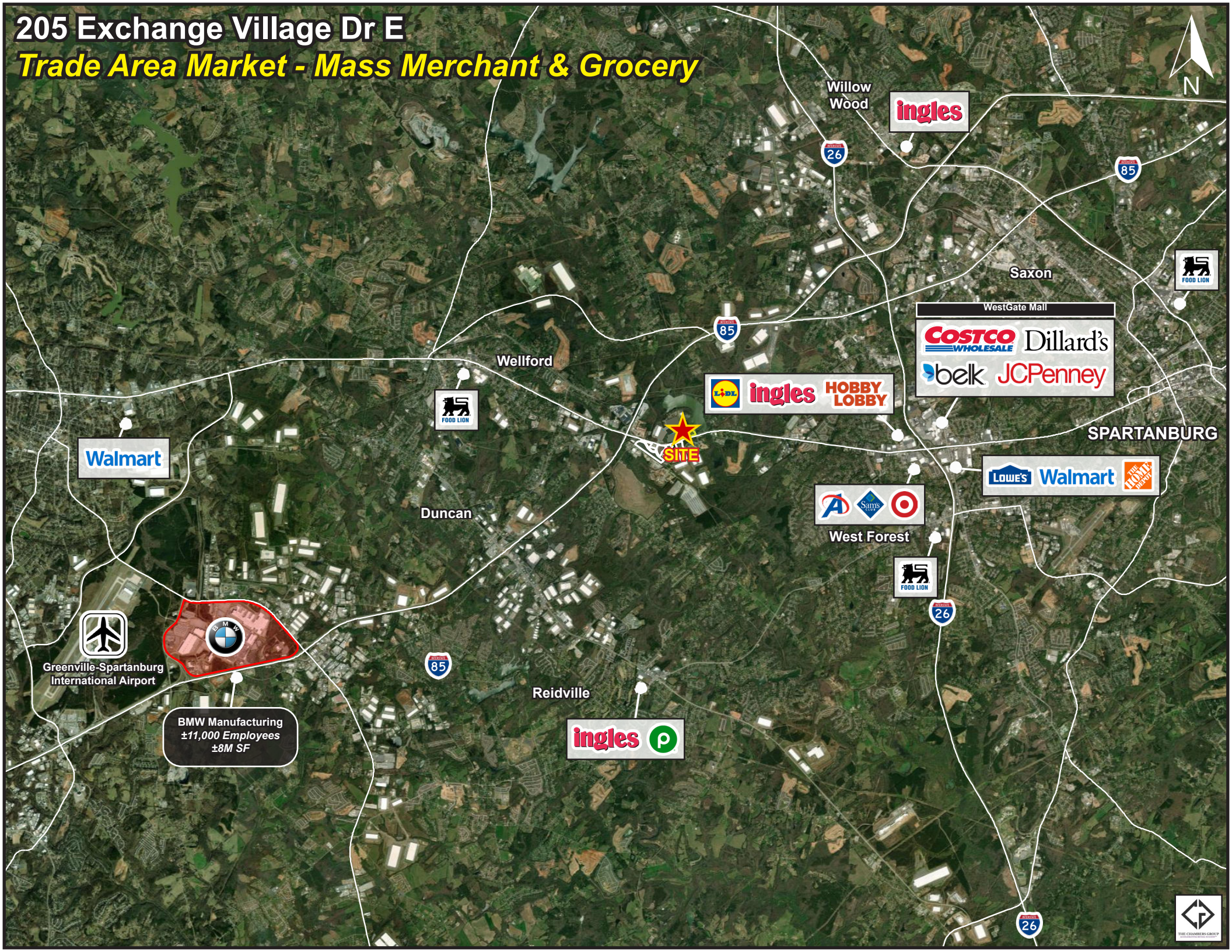
205 Exchange Village Dr E

Trade Area Medium Aerial



205 Exchange Village Dr E

Trade Area Market - Mass Merchant & Grocery



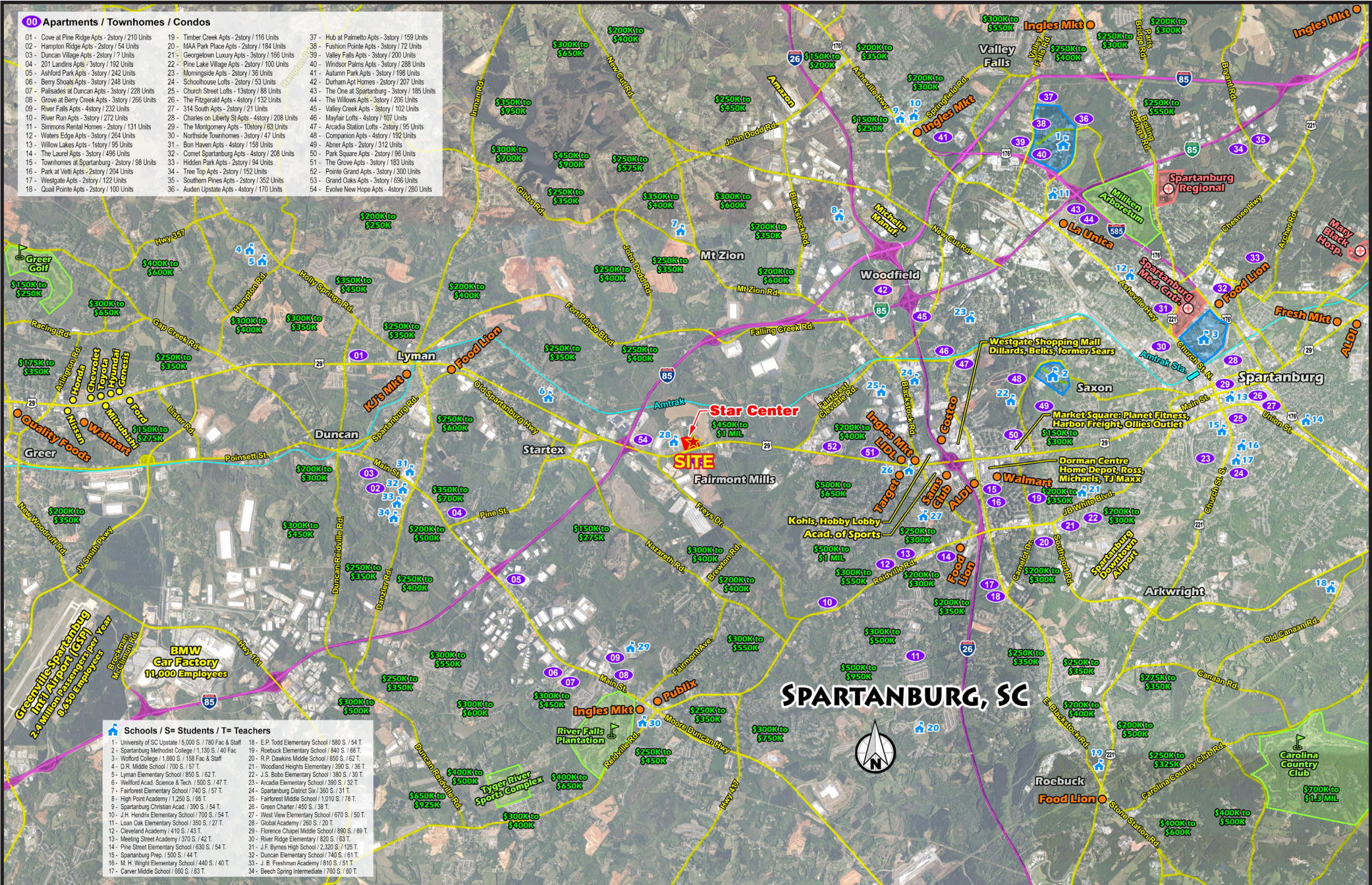
205 Exchange Village Dr E

Site Aerial



205 Exchange Village Dr E

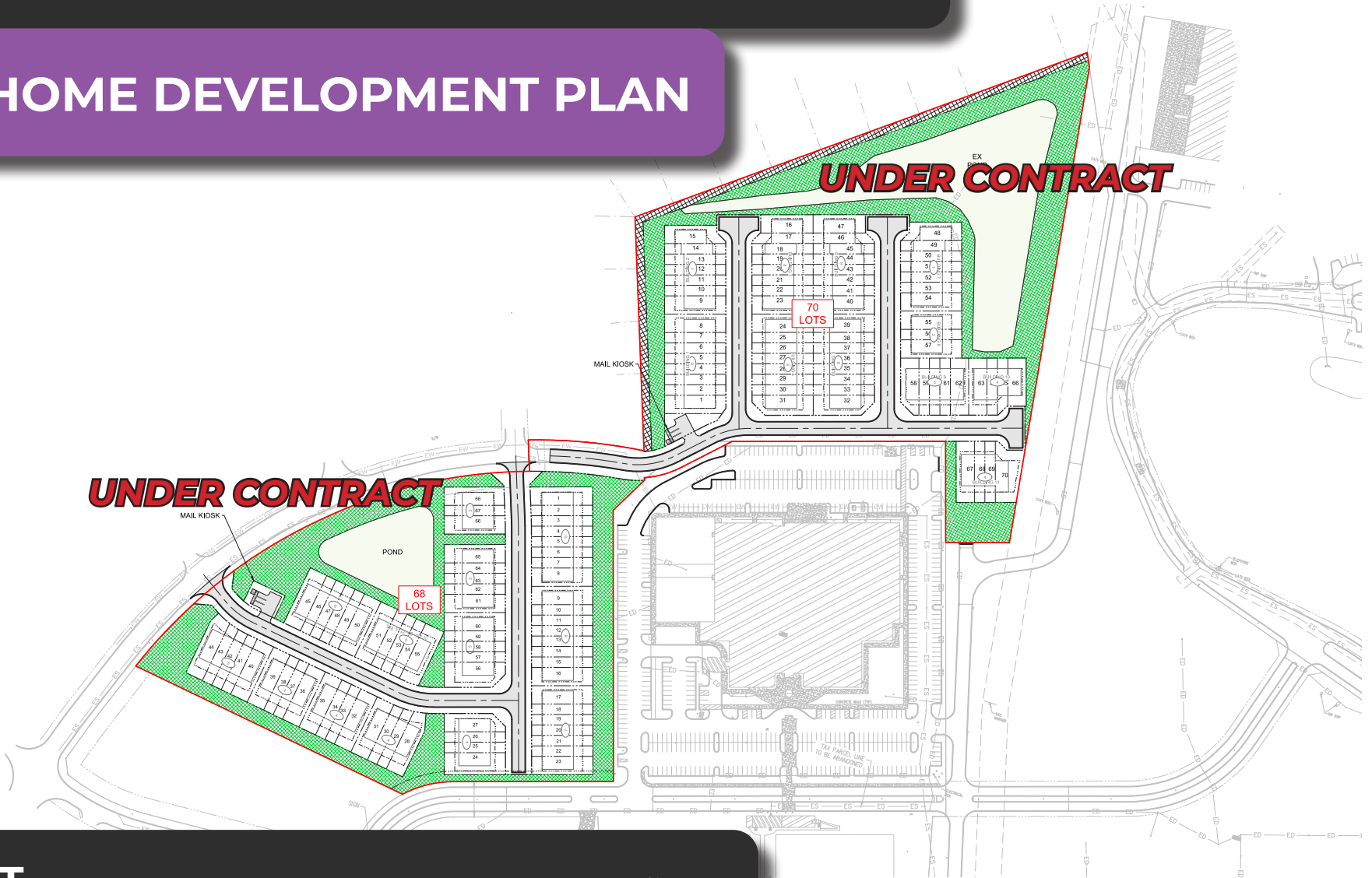
Residential-Education Density Aerial



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TOWNHOME DEVELOPMENT PLAN



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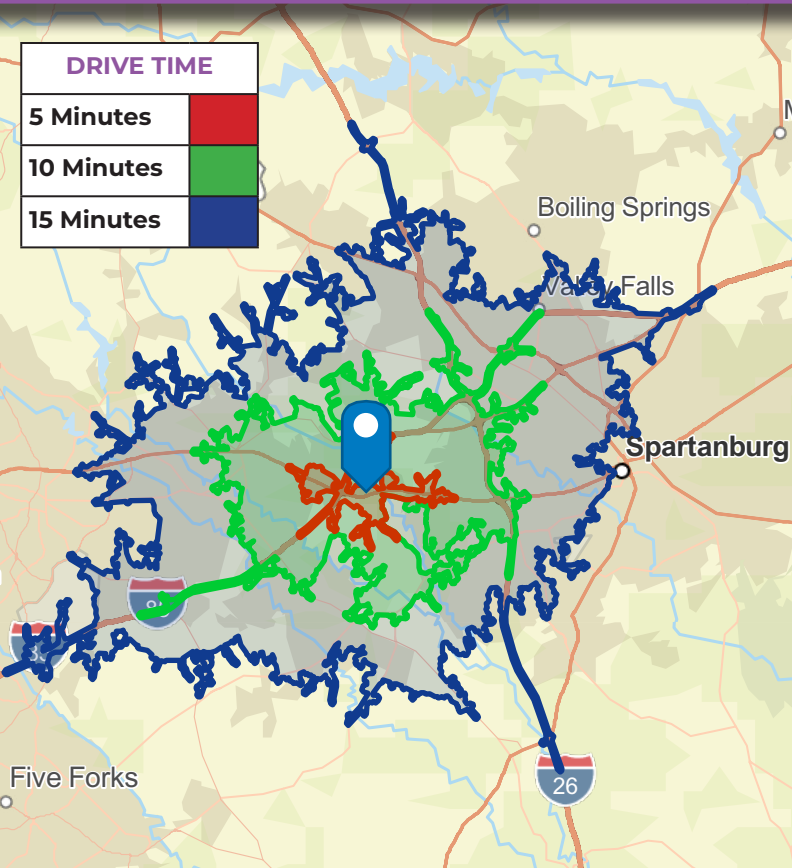
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SITE AERIAL & DRIVE TIME

DRIVE TIME

5 Minutes	Red
10 Minutes	Green
15 Minutes	Blue



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