

HORIZON COMMERCIAL

Specializes in Retail, Offices, Churches and Warehouses

Walmart Shadow

High Traffic Location For Lease - Spartanburg Corners
200 Dawn Redwood Dr Spartanburg, SC 29305



Highlights

Rental Rate \$14.00 /SF/Yr NNN
Size: 1,283-2000 sq ft
Year Built: 2004
New Management - Move in Incentives



Shadow-anchored by Walmart Supercenter in Spartanburg, South Carolina. The subject property was built in 2004 and is directly adjacent to Walmart Supercenter. Spartanburg Corners is well positioned retail within the development offering signalized access at Dawn Redwood Drive and 35 parking spaces. Current tenants include Game Stop, Nails USA and KBBQ.

Surrounding National Retailers Include Walmart Supercenter, LIDL (Newly Constructed), the Home Depot, Dollar Tree, Verizon, Tractor Supply, McDonald's, Wendy's, and Many More

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Brand New High School being built across the street for 2019 opening!

TRAFFIC COUNTS 2018

- 26,700 VPD on Hwy 29

DEMOGRAPHICS (2018)	1 MILE	3 MILE	5 MILE
Population	3,895	26,929	63,731
Average HH Income	\$64,113	\$74,757	\$60,091
Median HH Income	\$55,814	\$58,749	\$48,298
RACE & ETHNICITY			
White	2,787 71.5%	20,240 75.2%	37,641 59.1%
African American	971 24.9%	5,333 19.8%	22,249 34.9%
Asian	60 1.5%	413 1.5%	1,428 2.2%

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