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Proposed  
Redevelopment

CEDAR SPRINGS RD

SOUTHPORT RD

±1.87 ADDITIONAL  
ACRES AVAILABLE

Call for Pricing

# Cedar Springs Crossing Retail Space for Lease

FOR LEASE | 2199 Southport Rd, Spartanburg | SC

Cedar Springs Crossing Shopping Center consists of ±75,662 total SF of retail space in Spartanburg, SC. Current lease availabilities include ±8,839 SF of smaller individual spaces and one larger ±46,673-SF subdividable big box space. Located at a signalized intersection at the corner of Southport Rd and Cedar Springs Rd, this opportunity features excellent visibility to ±26,000 passers-by daily.

This property features multiple points of entry/exit with turn lanes on both two-lane roads with ample parking for both customers and employees. Owner is open to purchase offers on the entire property and multiple acquisition strategies are available.

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# About Cedar Springs Crossing

FOR LEASE | 2199 Southport Rd, Spartanburg | SC



- ±433 customer and employee parking spaces
- 2 dock doors with truck and trailer access in rear of available Bi-Lo space
- Security alarm system
- ±1.5 miles from downtown Spartanburg
- Additional ±1.87-outparcel available
- ±7.5 miles to I-26 and ±9.5 miles to I-85
- Southport Rd and Cedar Springs Rd combined daily traffic count is ±26,000
- Nearby businesses include: Walmart, Big Lots, McDonald's and SCDMV
- LED lighting and retail windows span front of building

## LEASE INCENTIVES



Low operating expenses approximately \$2.35/SF



Base rent incentives available and favorable common area maintenance terms



Current tenant leases through 2022 with a high rate of renewal



Sale of entire property will be considered by owner with multiple acquisition strategies available



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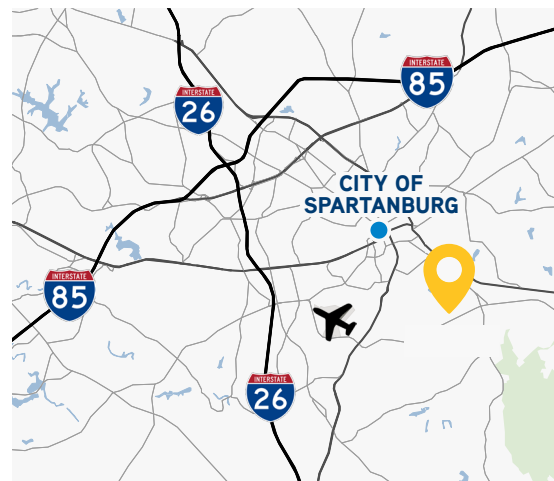
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# Big Box Retail Space at Cedar Springs Crossing

- ±46,670 SF at Cedar Springs deal for big box retail, medical or professional service office in an area of population and retail growth
- Former Bi-Lo retail space under "dark" lease through September 2021 - lease revenue for buyer if interested in purchasing entire property
- Potentially subdividable by 1/2 or 1/3 to suit a user's needs



## LEASE INCENTIVES



Low operating expenses  
approximately \$2.35/SF



Base rent incentives available  
and favorable common area  
maintenance terms



Owner will work with  
any large use operator  
depending upon their viability  
in the competitive space



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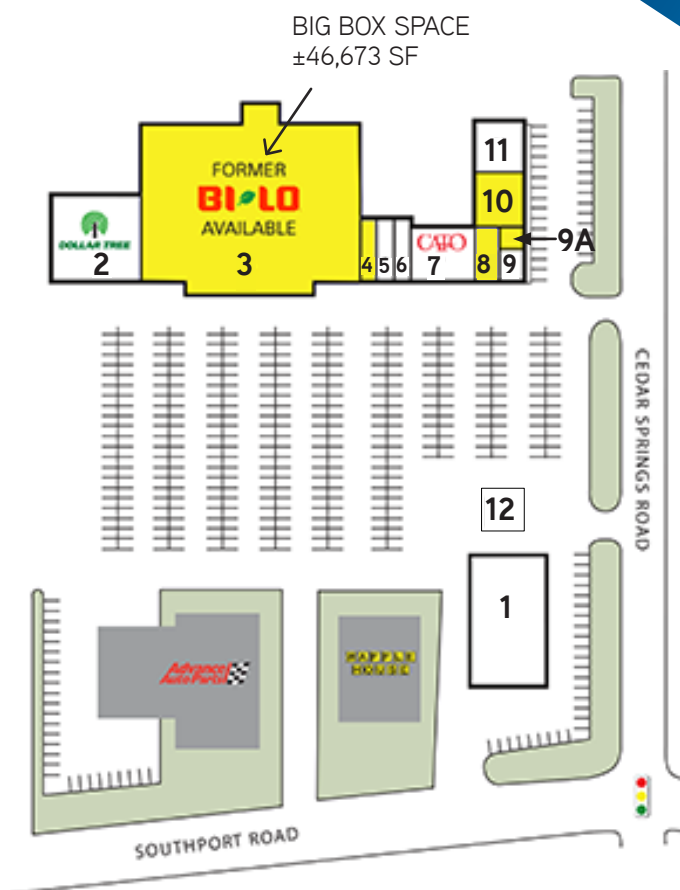
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# Cedar Springs Availabilities

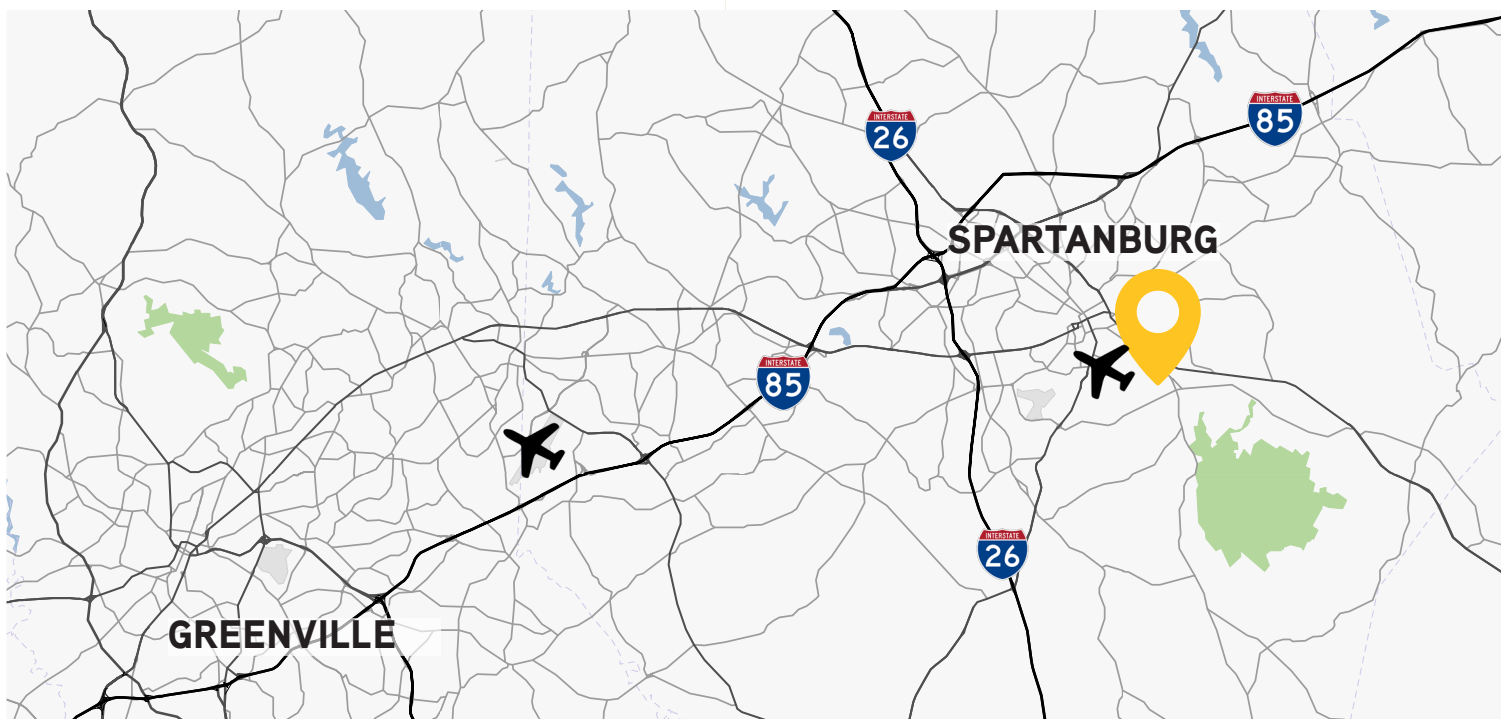
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## TENANTS AND SPACE

1	REDEVELOPMENT PROJECT ±10,908 SF
2	DOLLAR TREE ±10,000 SF
3	AVAILABLE ±46,673 SF
4	AVAILABLE ±1,400 SF
5	HAPPY NAILS ±1,400 SF
6	JIN JIN CHINESE ±1,400 SF
7	CATO ±4,350 SF
8	AVAILABLE ±1,968 SF
9	DOMINO'S ±1,500 SF
9A	AVAILABLE ±1,181 SF
10	AVAILABLE ±4,290 SF
11	SUBWAY ±1,500 SF
12	WELLS FARGO BANK ATM



## REGIONAL MAP



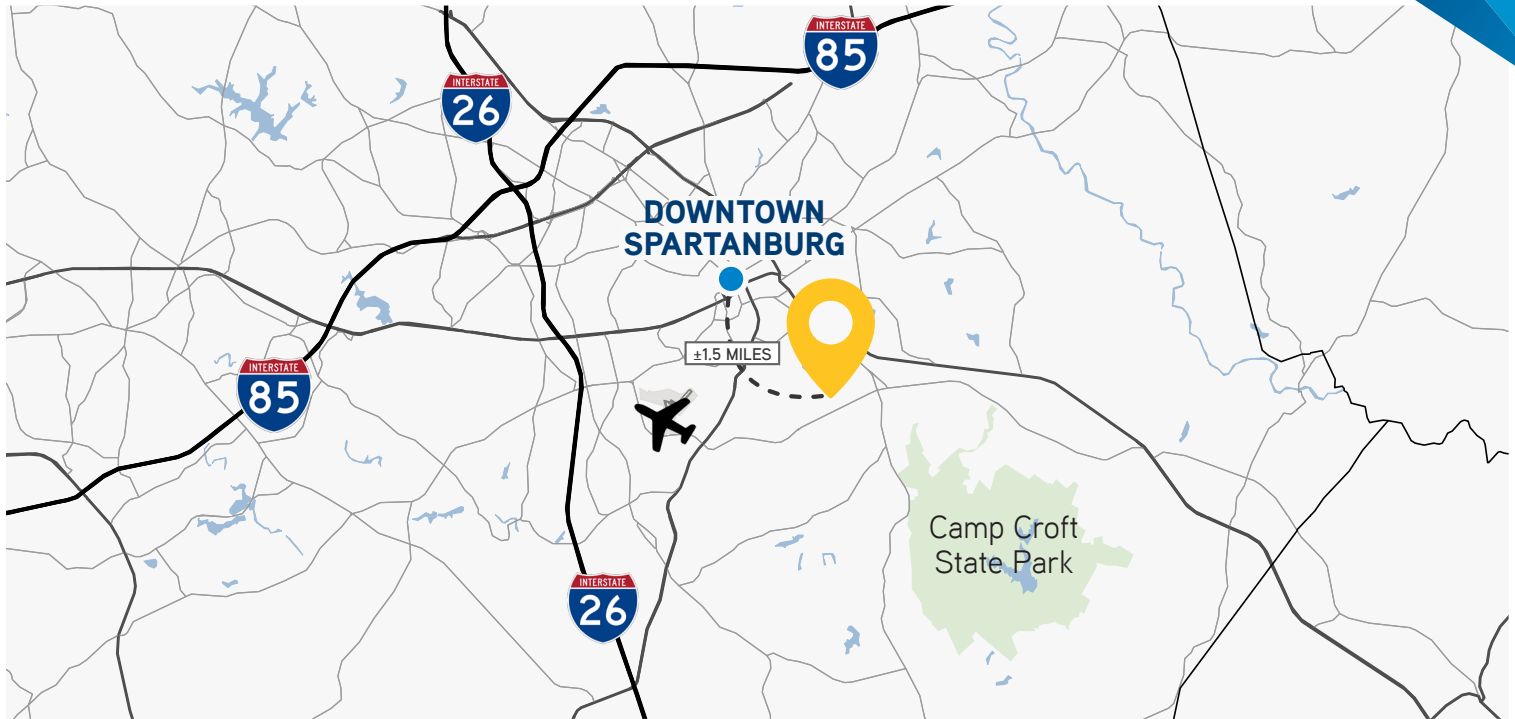
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# Cedar Springs Location

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## 10-MILE RADIUS DEMOGRAPHICS:



Median Household  
Income: \$48,150



Households:  
68,852 (2024)



Daytime Population:  
90,765



Projected Population:  
175,737 (2024)



Median Age: 40



Annual Dine-  
Out Spending:  
\$222,839,843



CEDAR SPRINGS CROSSING



DOWNTOWN SPARTANBURG



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Accelerating success.