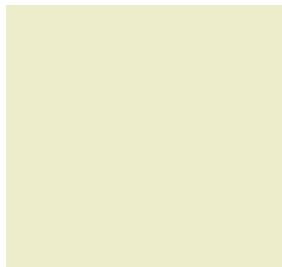
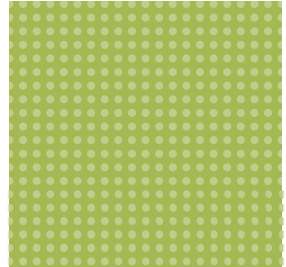


A *NEW* SHOPPING CENTER FEATURING  
WALMART NEIGHBORHOOD MARKET

# *Cedar Springs Market*

**SPARTANBURG**  
SOUTH CAROLINA



**Bright-Meyers  
Cedar Springs, LLC**

Fletcher Bright Company  
(423) 755-8830

Meyers Brothers Properties, LLC  
(404) 252-1499



- **New** shopping center featuring Walmart Neighborhood Market with retail space for lease
- Cedar Springs Market is located at Southport Road & Cedar Springs Road
- Close proximity to University of South Carolina Upstate & Spartanburg Community College
- For leasing information contact:

**JACK MARTIN**

423-752-0117 or [jackm@fbright.com](mailto:jackm@fbright.com)

**Bright-Meyers  
Cedar Springs, LLC**

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Meyers Brothers Properties, LLC  
(404) 252-1499



# SPARTANBURG

**SITE**

**SOUTHPORT RD**

**CEDAR SPRINGS RD**

*Cedar Springs Market*  
 SPARTANBURG, SC  
 BASE MAP

Spartanburg, SC

S

I

BL

SITE

SOUTH HURST RD

CEDAR SPRINGS RD

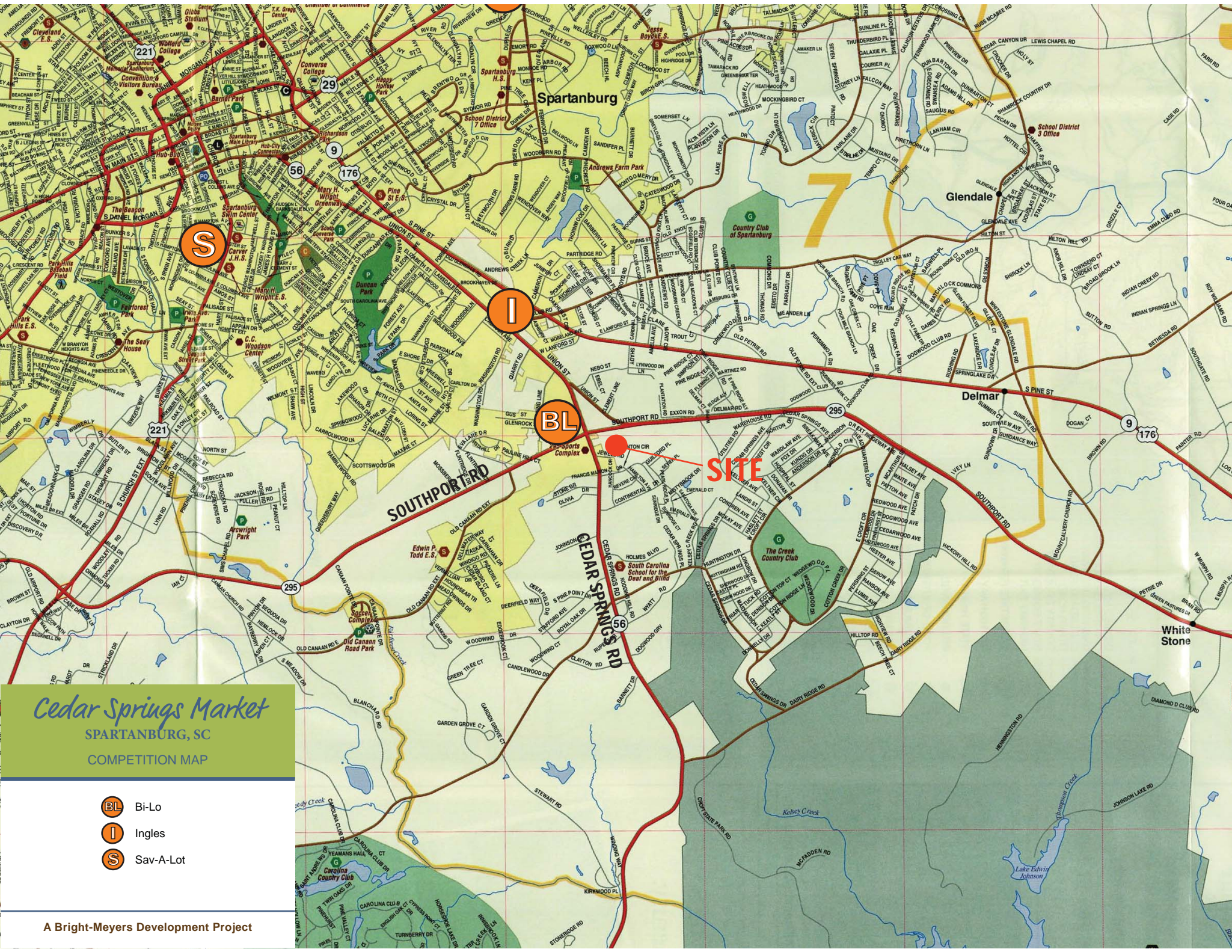
# Cedar Springs Market

SPARTANBURG, SC

AERIAL

- BL Bi-Lo
- I Ingles
- S Sav-A-Lot

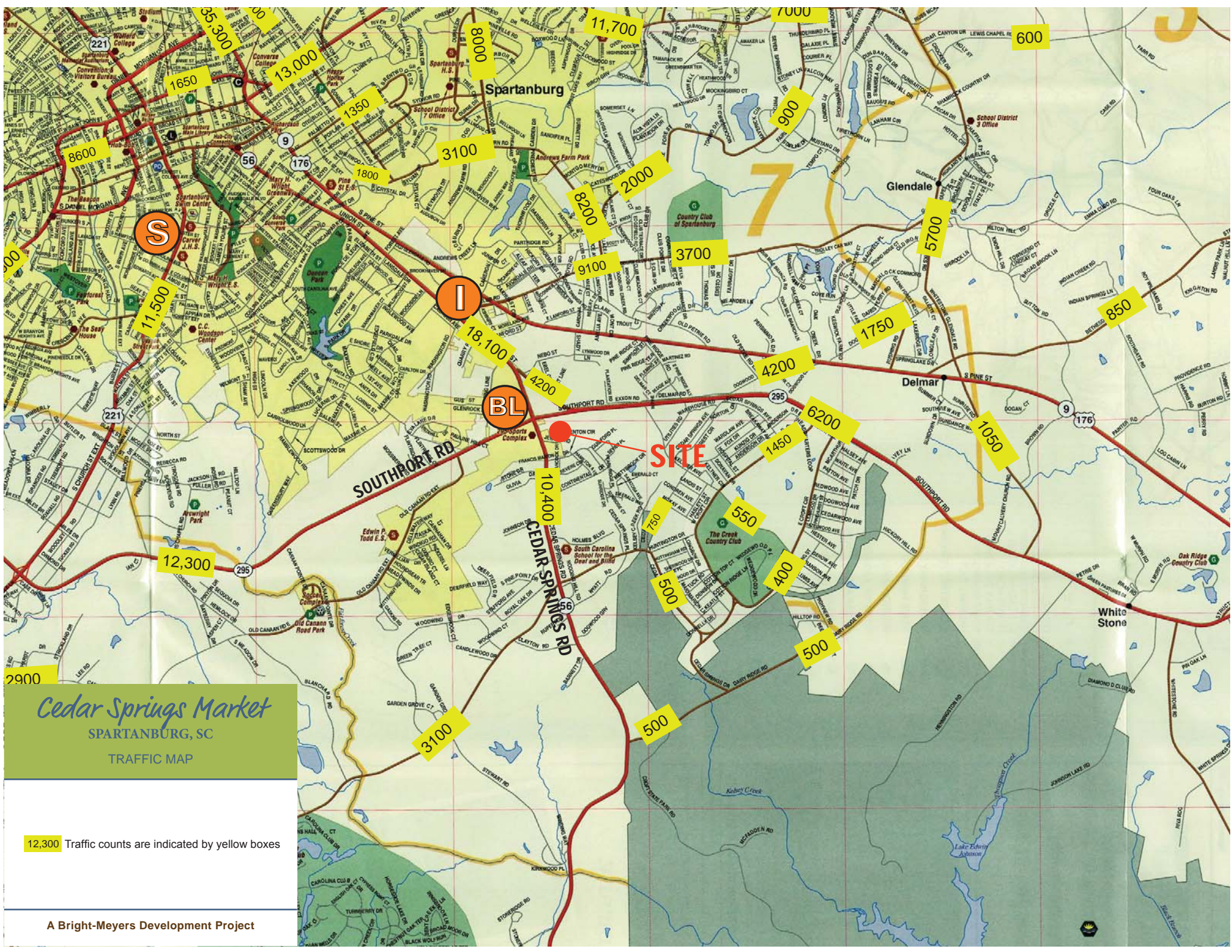
A Bright-Meyers Development Project



*Cedar Springs Market*  
 SPARTANBURG, SC  
 COMPETITION MAP

- BL** Bi-Lo
- I** Ingles
- S** Sav-A-Lot

A Bright-Meyers Development Project



*Cedar Springs Market*  
 SPARTANBURG, SC  
 TRAFFIC MAP

12,300 Traffic counts are indicated by yellow boxes

A Bright-Meyers Development Project



## DEMOGRAPHICS FROM SITE

	1 Mi Ring	3 Mi Ring	5 Mi Ring
2014 Population	2,577	26,239	62,693
2000 Population	2,526	26,600	61,713
2014 Households	1,016	11,177	25,764
2014 Avg HH Income	\$53,049	\$64,361	\$53,628

Coordinates: 34.92148, 81.88704

SOUTH-PORT ROAD  
(SC 295)



FUEL CENTER  
**FUEL CENTER**

NEIGHBORHOOD MARKET  
STORE #3338  
R-C-4I (RX-L)  
±41,332 SF (GLA)  
±41,624 SF (OVERALL)

SHOPS  
14,300 SF.

CEDAR SPRINGS ROAD  
(SC 56)

*Cedar Springs Market*  
SPARTANBURG, SC  
SITE PLAN

A Bright-Meyers Development Project

This is a preliminary site plan subject to modification by the developer.





*Cedar Springs Market*  
SPARTANBURG, SC  
LANDSCAPE PLAN

A Bright-Meyers Development Project

This is a preliminary site plan subject to modification by the developer.

### **A Major Employment Center**

From higher ed to health care to high tech, from finance to real estate to science and research, Spartanburg is home to some of the region's most dynamic companies.

Spartanburg is a city with opportunity to spare, home to seven institutions of higher learning, a highly rated and rapidly growing regional healthcare system, and a downtown that has become a magnet for corporate headquarters. The result is a City that offers a diverse mix of employment opportunities in the health care, higher ed, high tech, and finance sectors, among others. In the past three years alone, the Edward Via College of Osteopathic Medicine, USC Upstate's George Dean Johnson Jr. School of Business, and Spartanburg Community College have all opened new campuses in or adjacent to the City's central business district, bringing hundreds of new jobs and thousands of new students downtown. They are joined inside the city limits by Wofford College and Converse College, highly regarded private liberal arts colleges that are also experiencing a period of growth and campus expansion and revitalization.

No fewer than 10 new corporate headquarters have relocated to Downtown Spartanburg over the past few years, and Spartanburg Regional Healthcare System has emerged as one of the most dynamic healthcare systems in the region, with more than 5,000 employees and plans for a multi-million dollar capital expansion on the drawing board. It all adds up to a City on the move, the perfect place for starting or continuing a career in some of the nation's fastest growing fields.

### **Great Schools**

Spartanburg is home to some of the most highly rated public schools in the state.

Spartanburg High School, in fact, was the first four-time National Blue Ribbon School, has been named one of the most rigorous high schools in the nation by the Washington Post, and today boasts more AP class offerings — 24 — than any other public high school in South Carolina. Meanwhile, Pine Street Elementary School's arts-infused curriculum is considered a national model, while other elementary schools provide opportunities such as a Montessori program and a Science, Technology and Mathematics focused curriculum.

For more information about the two public school districts that serve City residents, visit [spartanburg7.org](http://spartanburg7.org) or [www.spartanburg6.k12.sc.us](http://www.spartanburg6.k12.sc.us).

### **Destination Downtown**

From concerts of all music genres to visits by acclaimed authors to one of our many special events, the destination in Spartanburg is Downtown.

Start the day with a cup of locally-roasted coffee from the Little River Coffee Bar and a fresh pastry or biscuit from Cakehead Bakeshop, our award-winning local bakery. At the end of the day, head down the street and grab a pint of beer from our award-winning local brewer, RJ Rockers.

Here, you can walk in the footsteps of legendary musicians on the Hub City Music Trail and then catch a concert at the David Reid Theatre or the Showroom, two frequent hosts for musicians that are regulars on stages from New York to Nashville.

Home to the nationally renowned Hub City Writers Project, five college campuses, the \$40 million Chapman Cultural Center, and a technology-focused business accelerator, Downtown Spartanburg is at the center of creativity, learning and innovation. And with more than 1,000 white-collar workers and dozens more in the service sector, our city remains ripe for investment. From renovated historic storefronts to build-to-suit property in Renaissance Park, Downtown Spartanburg is full of opportunity.

# Spartanburg, SC

## Fact Sheet

Spartanburg is the county seat and the oldest and most populous incorporated city in Spartanburg County. In 1789, the foundations of centralized government were laid when a courthouse and jail were built in the area. On December 17, 1831 Spartanburg was incorporated, and its town limits were extended one mile in every direction from the courthouse. Spartanburgh Village had a population of 300 in 1825, and by 1850, the County population had grown to almost 26,500. Since 1960, Spartanburg has been a magnet for new industry, and over \$1 billion has been invested for new and expanded facilities.

### POPULATION

#### Total Population, 2000, 2010, and 2015 Estimates

	<u>2000</u>	<u>2010</u>	<u>2015**</u>
Spartanburg	39,584	43,479	39,673
Spartanburg	253,791	284,307	312,382
Upstate Region*	1,220,542	1,362,073	1,464,635
South Carolina	4,012,012	4,625,364	5,016,816

\*10 County Upstate South Carolina Region

\*\* 2015 ESRI Projections, 2000 and 2010 US Census

#### Households Families, 2000, 2010, and 2015 Estimates

	<u>2000</u>	<u>2010</u>	<u>2015</u>
# of Households	15,989	15,973	16,329
# of Families	9,717	9,236	9,299

#### Population Estimates by Race, 2000, 2010 and 2015

	<u>2000</u>	<u>2010</u>	<u>2015</u>
White	47.2%	44.9%	43.6%
Black	49.6%	50.4%	51.1%
Am. Indian / Alaska Native	0.2%	0.2%	0.2%
Asian	1.3%	1.7%	1.8%
Hawaiian / Pacific Islander	0.1%	0.1%	0.1%
Some Other Race	0.8%	1.4%	1.6%
Two or More Races	1.0%	1.4%	1.6%
Hispanic Origin (Any Race)	1.8%	3.6%	4.2%

#### Population Estimates by Age, 2000, 2010 and 2015

	<u>2000</u>	<u>2010</u>	<u>2015</u>
Under Age 5	6.5%	6.5%	6.5%
Age 5 to 9	7.3%	6.2%	6.3%
Age 10 to 14	7.4%	5.9%	6.1%
Age 15 to 19	7.8%	8.0%	7.1%
Age 20 to 34	21.3%	21.7%	22.2%
Age 35 to 44	13.6%	11.5%	11.1%
Age 45 to 54	12.5%	13.1%	1700.0%
Age 55 to 64	8.0%	11.6%	12.3%
Age 65+	11.5%	15.7%	16.8%

#### Highest Educational Attainment, Age 25+, 2009

Less than 9th Grade	7.5%
9th to 12th Grade, No Diploma	14.9%
High School Graduate Only	26.3%
Some College, No Degree	17.0%
Associate Degree Only	6.7%
Bachelor's Degree Only	16.0%
Graduate/Professional Degree	11.4%

### INCOME

#### Median, Average, and Per Capita Income, 2000, 2010, and 2015

	<u>2000</u>	<u>2010</u>	<u>2015</u>
Median HH Income	28,750	36,110	41,191
Average HH Income	43,699	49,961	53,858
Per Capita Income	18,136	21,026	22,759

#### Households by Income, 2000, 2010, and 2015

	<u>2000</u>	<u>2010</u>	<u>2015</u>
<\$15,000	27.7%	23.7%	21.3%
\$15,000 - \$24,999	16.8%	13.4%	12.7%
\$25,000 - \$34,999	13.3%	11.7%	9.7%
\$35,000 - \$49,999	15.3%	13.9%	11.8%
\$50,000 - \$74,999	13.4%	17.7%	23.5%
\$75,000 - \$99,999	6.4%	10.3%	9.6%
\$100,000 - \$149,999	3.5%	6.0%	7.3%
\$150,000 - \$199,999	1.4%	1.4%	1.7%
\$200,000+	2.1%	2.1%	2.3%

Source: ESRI forecasts for 2009, 2010 and 2015; U.S. Bureau of the Census, 2000 Census of Population and Housing (unless otherwise noted)

# Spartanburg, SC Fact Sheet

## LABOR FORCE

### County Average Monthly Employment by Industry Group, 2010 (Annual Average)

Industry Description	Ave. Monthl Employment
Natural Resources and Mining	385
Construction	4498
Manufacturing	23100
Wholesale Trade	5863
Retail Trade	12951
Transportation and Warehousing	4044
Utilities	187
Information	796
Financial Activities	4529
Professional and Business Services	11058
Education and Health Services	9903
Leisure and Hospitality	11059
Other Services	2548
Total Government	18888

Source: *Employment and Wages, 2008 Annual Averages, SC Employment Security Commission*

## RETAIL SALES

### Gross Retail Sales (Thousands)

Fiscal Year	Spartanburg Municipality	Spartanburg County
2005	\$2,375,460	\$7,815,571
2006	\$2,661,813	\$8,101,098
2007	\$2,675,489	\$7,465,099
2008	\$2,977,602	\$7,963,141
2009	\$2,701,089	\$7,835,780
2010	\$2,661,126	\$8,671,639

Source: *SC Department of Revenue and Taxation*

## CLIMATE

### 2010 Annual Averages

<u>Spartanburg County</u>	
Temperature Annual Averages (1981-2010)	
Maximum:	74 F
Minimum:	48 F
Mean:	61 F
Precipitation (1981-2010)	
Annual Ave. Rainfall (inches):	48.4"

Source: *National Oceanic Atmospheric Association*

## ECONOMIC DEVELOPMENT

### Economic Futures Group

R. Carter Smith, CEcD, Executive Vice President

(864) 594-5042

[www.economicfuturesgroup.com](http://www.economicfuturesgroup.com)

### Upstate Alliance

Hal Johnson, President/CEO

(864) 283-2300

[www.upstatealliance.com](http://www.upstatealliance.com)

## ADDITIONAL SOURCES

[www.spartanburgcounty.org](http://www.spartanburgcounty.org)  
[www.infodepot.org](http://www.infodepot.org)  
[www.southcarolinaparks.com](http://www.southcarolinaparks.com)  
[www.sciway.net](http://www.sciway.net)  
[www.upstateforever.org](http://www.upstateforever.org)  
[www.spartanburgchamber.com](http://www.spartanburgchamber.com)  
[www.economicfuturesgroup.com](http://www.economicfuturesgroup.com)

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