



Merchant's Plaza

110 Garner Road | Spartanburg, SC 29303



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Merchant's Plaza

Property Overview

PROPERTY FEATURES

- ±1,576 SF, ±2,800 SF, ±2,795 SF and ±3,251 SF retail spaces for lease
- ± 2,896 of restaurant space available
- Ideally situated off North Pine Street, a major corridor leading from Business I-85 to Downtown Spartanburg
- Close proximity to Spartanburg Medical Center (±6,000 employees), Converse University (±1,394 students) and Wofford College (±1,770 students)
- Nearby retailers/restaurants include CVS Pharmacy, Kimbrell's Furniture, Food Lion, Long John Silver's, McDonald's, Starbucks, Walgreens, Big Lots

DEMOGRAPHICS

	1 mile	3 miles	5 miles
Population	6,254	45,574	100,714
Projected Pop.	7,077	54,800	115,511
Employees	4,350	30,660	58,177
Households	1,850	18,310	39,996

TRAFFIC COUNTS

N. Pine Street	36,493 VPD
Drayton Rd	21,400 VPD
Business I-85	31,200 VPD



Merchant's Plaza

Demographics

KEY FACTS

6,254
Population

27.5
Median Age

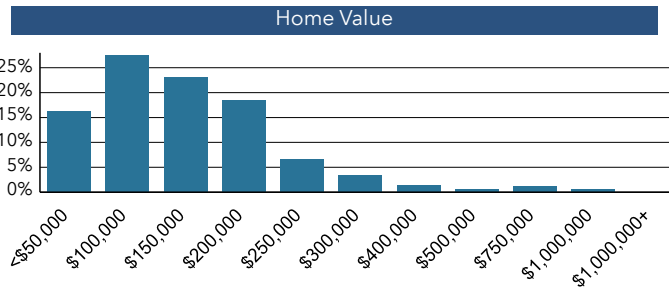
2.4
Average Household Size

\$37,187
Median Household Income

Population Trends and Key Indicators

110 Garner Rd, Spartanburg, South Carolina, 29303
Ring of 1 mile

6,254 Population 1,850 Households 2.35 Avg Size Household 27.5 Median Age \$37,187 Median Household Income \$113,344 Median Home Value 27 Wealth Index 134 Housing Affordability 64 Diversity Index



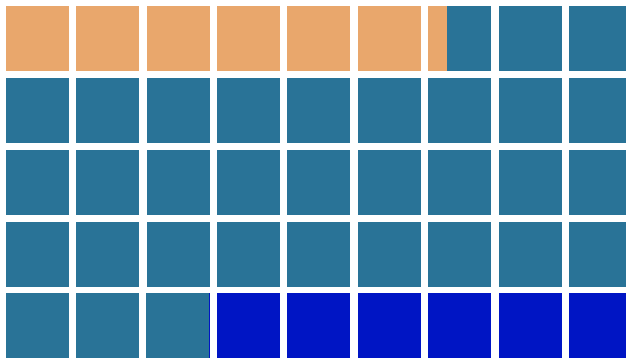
INCOME

\$37,187 Median Household Income

\$18,222 Per Capita Income

\$19,677 Median Net Worth

POPULATION BY AGE



Under 18 (14.0%) Ages 18 to 64 (72.7%)
Aged 65+ (13.3%) Others (0.0%)

ANNUAL HOUSEHOLD SPENDING

\$1,139 Apparel & Services

\$123 Computers & Hardware

\$1,772 Eating Out

\$3,379 Groceries

\$3,541 Health Care

AVERAGE AMOUNT SPENT ON RETAIL GOODS

\$26,651,014
2024 Retail Goods

EMPLOYMENT

50% White Collar

19% Blue Collar

31% Services

5.7%
Unemployment Rate

ANNUAL LIFESTYLE SPENDING

\$1,223 Travel

\$30 Theatre/Operas/Concerts

\$25 Movies/Museums/ Parks

\$40 Sports Events

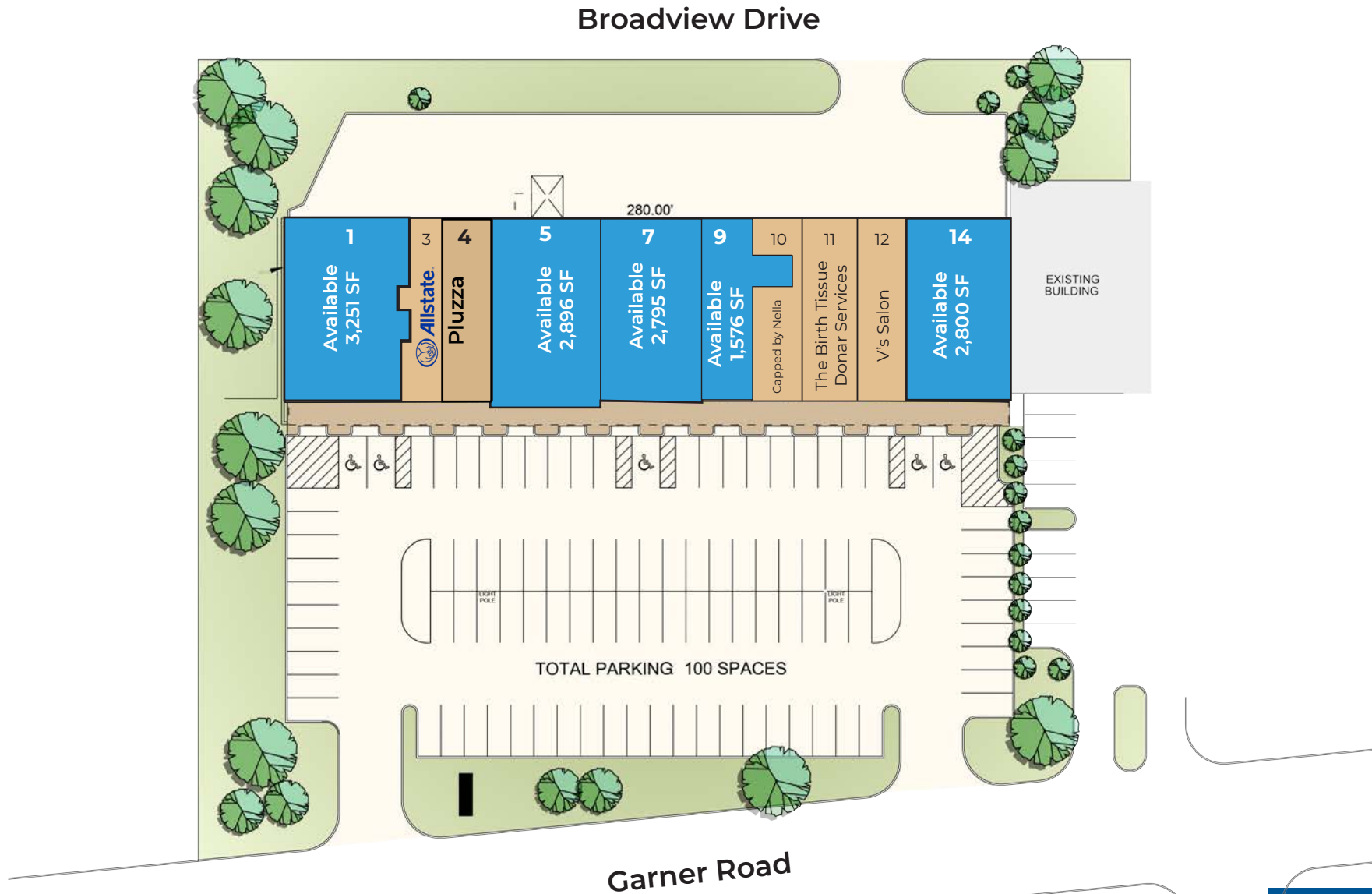
\$5 Online Games



Source: This infographic contains data provided by Esri (2024, 2029), Esri-U.S. BLS (2024), Esri-MRI-Simmons (2024). © 2025 Esri

Merchant's Plaza

Site Plan



Merchant's Plaza

Aerial

