



Beaumont Plaza

630 Chesnee Highway | Spartanburg, SC 29303



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Property Overview

PROPERTY FEATURES

- ±0.5 AC outparcel pad 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 ⁽²⁰²³⁾	4,199	40,290	99,336
Projected Pop. ⁽²⁰²⁸⁾	4,071	42,231	106,030
Employees	3,980	30,743	53,553
Households	1,712	15,412	38,799

TRAFFIC COUNTS

North Pine St	30,694 VPD
Whitney Rd	14,303 VPD
Highway 9	19,106 VPD



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Site Plan



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Aerial

