

FOR LEASE



±4,000 SF & ±18,000 Retail/Flex Suites on ±2.35 Acres in Spartanburg, SC



1208-1214 Union St.
Spartanburg, SC 29302



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Property Overview

1208-1214 Union St. | Spartanburg, SC

- Adequate parking
- Prime location at a signalized Intersection
- Located in a shopping center with a grocery store and ice machine
- company.
- \$40+ Million development across the street with ± 174 -unit apartment complex and retail
- Less than 5 minutes to Downtown Spartanburg and new Baseball Stadium
- Traffic Count: $\pm 17,000$ VPD
- Located just 3 miles from downtown Spartanburg on Union Street (parallel to Pine Street)
- ± 300 feet to Mary Black Rail Trail
- ± 250 feet of road frontage on Union Street
- ± 160 feet of road frontage on Lucerne Drive

Offering Summary

1208: $\pm 4,000$ SF

1214: $\pm 18,000$ SF

Lease Rate: Contact Broker for Pricing

Acres, taxes, utilities, and lot dimensions to be verified by Buyer and/or Buyer's agent



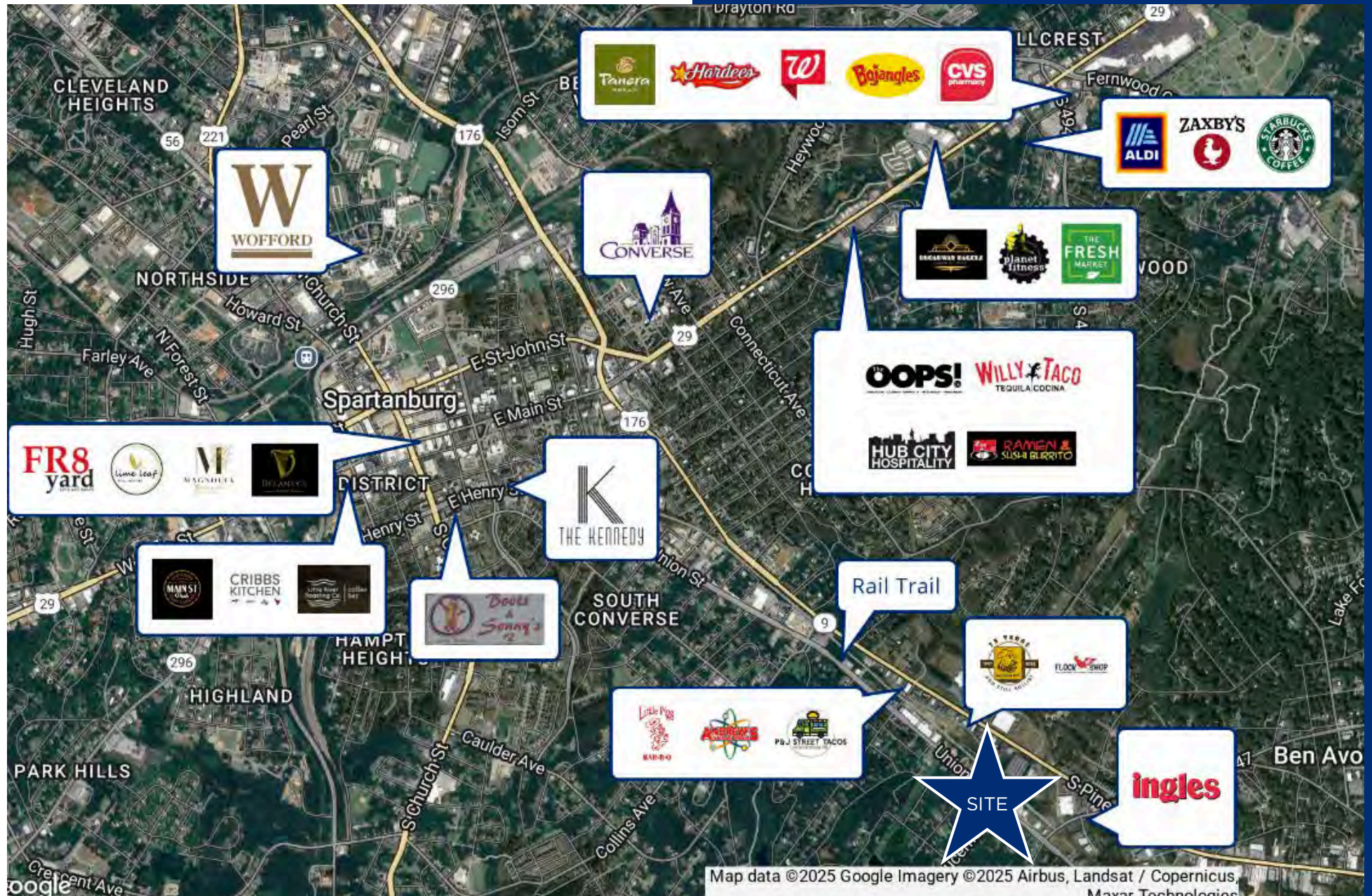
Parcel Overview

1208-1214 Union St. | Spartanburg, SC



Local Amenities and Retailers

Spartanburg, SC



Confidentiality & Disclaimer

Reedy Property Group

REEDY



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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Reedy Property Group in compliance with all applicable fair housing and equal opportunity laws.

Contact Information

Reedy Commercial

WE KNOW THE MARKET BECAUSE WE'RE INVESTED HERE TOO

At Reedy Commercial, we care about the why behind a commercial property as much as the what.

That's because we believe resilient communities, and portfolios that weather any market, start with people who have a vision beyond a quick profit.

Our network is as valuable as our net worth because this is our market, too.

We're invested in every asset class of commercial real estate right where our roots run deepest. That's how we uncover powerful investments in unexpected locations that yield incredible returns. It's why our clients trust us over the latest trends. And, it's what ignites our deepest passion - turning real estate investments into legacies.



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