



Sale OM



453 Union St

SPARTANBURG, SC 29306

PRESENTED BY:

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SC #135680

PROPERTY SUMMARY

453 UNION ST

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SPARTANBURG, SC 29306

OFFERING SUMMARY

SALE PRICE: **\$400,000**

BUILDING SIZE: $\pm 2,170$ SF

LOT SIZE: ± 0.21 Acres

ZONING: I-1

TRAFFIC: $\pm 10,600$ VPD on Union St

PROPERTY SUMMARY

SVN Palmetto is pleased to present the $\pm 2,170$ SF retail/office building located at 453 Union Street, just steps from the Mary Black Rail Trail and downtown Spartanburg. The property sits in the heart of a rapidly redeveloping corridor, anchored by Boxcar Apartments (a \$40+ million, 174-unit mixed-use project), The Fitzgerald apartments, and the upcoming Power Up Spartanburg Retail/Restaurant Incubator — a nine-unit, container-style development at 351 E. Henry St. supporting new small business retail and dining concepts along the trail. The property is also within walking distance of Little River Roasting Co., adding to the area's growing foot traffic and neighborhood appeal. With flexible interior space suited to a range of retail, office, or service-based uses, this is an excellent opportunity for an owner-user or investor to acquire and upfit the space to their specific use while positioned to benefit from the continued growth of this corridor.



PROPERTY DETAILS

SALE PRICE

\$400,000

BUILDING INFORMATION

BUILDING SIZE	±2,170 SF
NUMBER OF FLOORS	1
YEAR BUILT	1940
YEAR LAST RENOVATED	2025
PARKING	On Site

PROPERTY INFORMATION

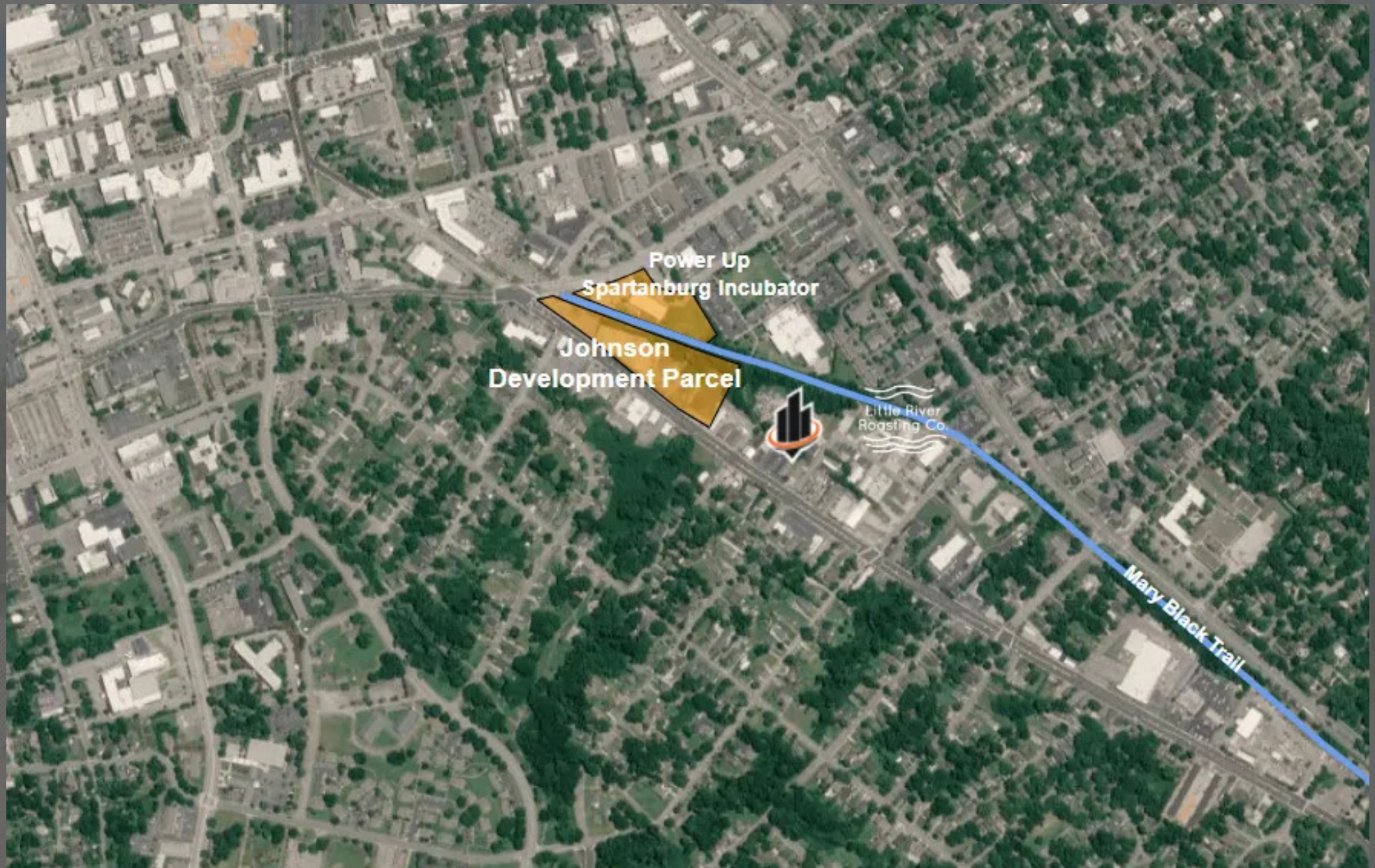
PROPERTY TYPE	Retail / Office
PROPERTY SUBTYPE	Free Standing Building
LOT SIZE	±0.21 Acres
APN #	7-12-15-403.00
ZONING	I-1

UTILITIES & AMENITIES

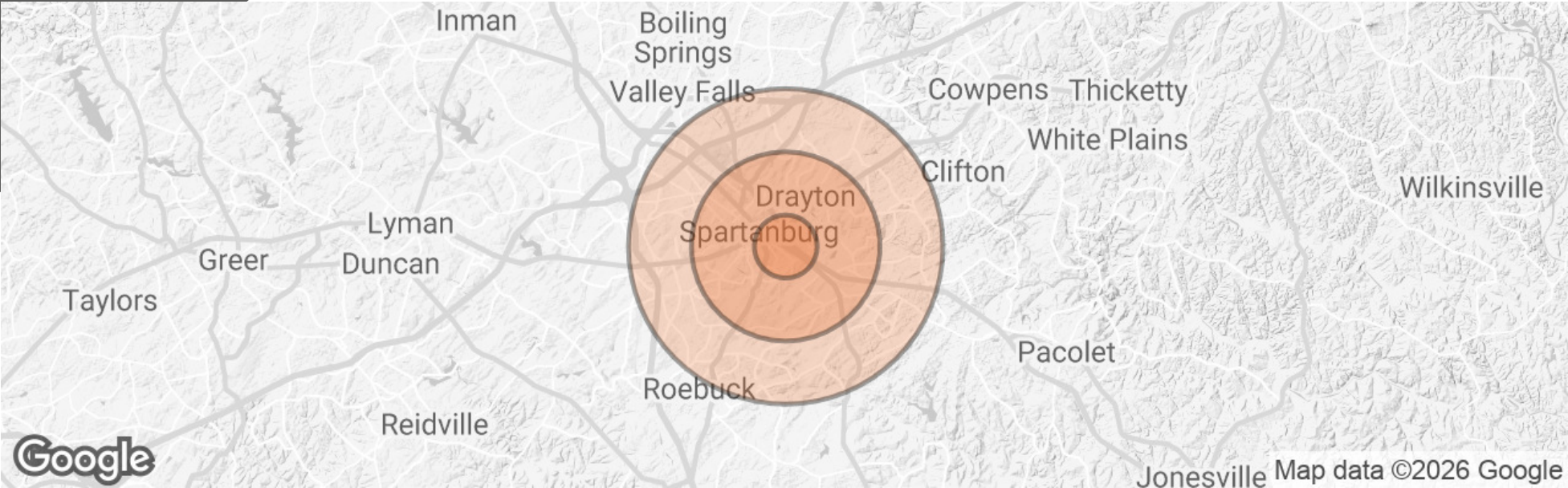
UTILITIES	Public
RESTROOMS	3



AERIAL MAP



DEMOGRAPHICS MAP & REPORT



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
TOTAL POPULATION (2026)	±7,949	±49,523	±101,470
PROJECTED GROWTH (2031)	+2.9%	+3.1%	+3.1%
AVERAGE HH INCOME	±\$100,146	±\$80,623	±\$80,714
DAYTIME EMPLOYEES	±\$,374	±39,379	±62,647
AVERAGE AGE	±40.4	±39.7	±39.9
MEDIAN HOME VALUE	±\$356,744	±\$285,369	±\$291,941

STI: PopStats, 2026 Q2 (Siteseer Logistics)



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