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SUBWAY
DOLLAR GENERAL

±0.81 ACRES

±0.37 ACRES

Domino's
verizon
State Farm

WOODCREEK DENTAL

Bojangles



FAIRWINDS DR

HWY 14

ingles
GAS

Contact Agent for Pricing

Landrum Retail Center Big-Box and Shop Space Available

FOR LEASE | 1750 Hwy 14 East, Landrum | SC

Contact:

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This retail center in Landrum is well-positioned in South Carolina's growing Upstate. With Bi-Lo phasing out operations system-wide, the center represents an excellent opportunity for a user to capitalize on an existing healthy retail market.

The anchor space at the center consists of 42,104 square feet and is in excellent condition. Already situated and well-configured for a grocery store or other retailer, the property provides an easy transition into the market. There are also several small shop spaces and building sites available at this location.

The center is easily accessible to a large shopper base, with multiple points of entry/exit and a signalized intersection on Hwy 14 East at I-26 Exit 1. High traffic counts in excess of 10,000 vehicles per day on Highway 14 translate to great visibility in a central location with the ability to serve a substantial trade area.



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Landrum Retail Center Overview

FOR LEASE | 1750 Hwy 14 East, Landrum | SC

- ±1.7 miles from downtown Landrum
- Two additional outparcels available for build-to-suit development
- Less than 1 mile to I-26 and ±1.7 miles to Hwy 176
- Highway 14 daily traffic count: ±10,000
- I-26 (at exit 1) daily traffic count: ±29,500
- Nearby businesses include: Dollar General, Subway, Bojangles, Domino's, Verizon, Landrum Hardware
- Retail windows span front of buildings

AVAILABLE SPACES



BIG BOX RETAIL/GROCERY



SMALL RETAIL OR OFFICE SUITES



NEW CONSTRUCTION FLEXIBLE USE
*AVAILABLE Q1 2021

AVAILABLE MAR, 2021

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FOR LEASE | 1750 Hwy 14 East, Landrum | SC

Landrum Big-Box Retail/Grocery Opportunity

- ±42,104 square feet ideal for big box retail, medical or professional service office in an area of population and retail growth
- Located off of I-26 at Exit 1 (±29,500 VPD)
- Currently under lease contract (Bi-Lo) through March 2021



RETAIL GROCERY STRENGTH IN THE U.S.



U.S. average weekly grocery spending: \$139 (2020)



Grocery store foot traffic up 3.2% (July 2020)



Year-to-date food & beverage store sales are up 11% from 2019



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Landrum Retail Center Availabilities

FOR LEASE | 1750 Hwy 14 East, Landrum | SC

TENANTS AND SPACE	
1	NEW CONSTRUCTION FLEXIBLE USE ±9,000 SF AVAILABLE (Q1 2021)
2	SUBWAY RESTAURANT
3	RETAIL/OFFICE ±1,050 SF
4	LOVELY NAILS
5	CHINA CAFE
6	DOLLAR GENERAL
7	BIG BOX SPACE ±42,104 SF
8	LAND FOR LEASE DEVELOPMENT
9	LAND FOR SALE/LEASE DEVELOPMENT
10	WOODCREEK DENTAL
11	ADVANCE AMERICA
12	RETAIL/OFFICE ±1,968 SF (AVAILABLE Q2 2022)
13	VERIZON WIRELESS (AVAILABLE MARCH 2021)
14	RETAIL/OFFICE ±1,004 SF
15	DOMINO'S
16	BOJANGLES



I-26 AT EXIT 1

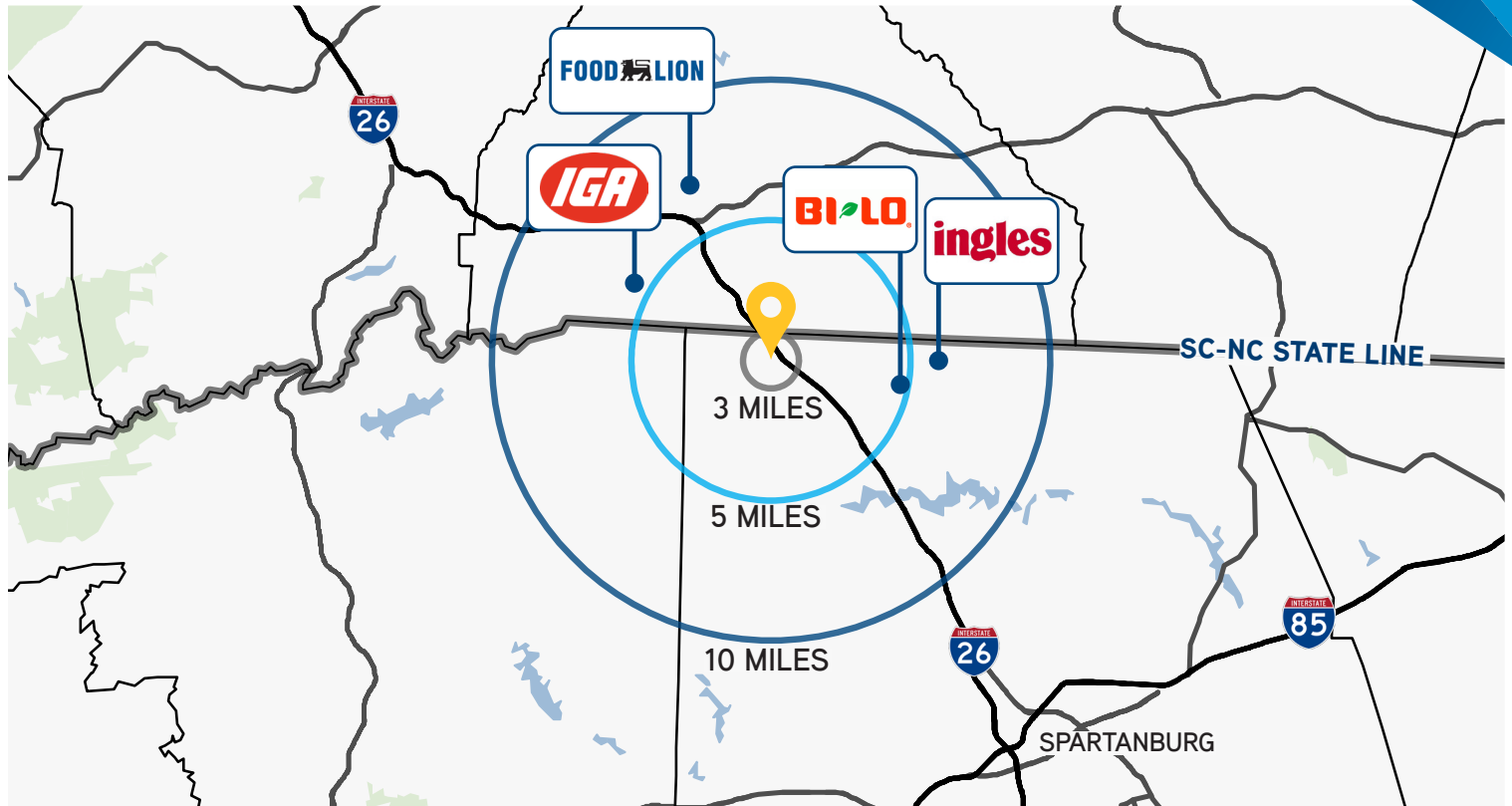


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Landrum Retail Center Location

FOR LEASE | 1750 Hwy 14 East, Landrum | SC



DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
Population	5,455	14,321	50,180
Households	2,376	6,315	20,576
Avg. Household Income	\$74,024	\$75,136	\$75,788
Projected Population (2025)	5,780	15,029	53,057
Projected HH Income (2025)	\$79,567	\$81,086	\$82,835
Daytime Population	5,619	13,713	43,946



FRONT RETAIL SECTION



DOWNTOWN SPARTANBURG

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Accelerating success.