

FOR LEASE



±4,000 SF Retail/Flex Suite on ±1.76 Acres in Spartanburg, SC



1208 Union St.
Spartanburg, SC 29302



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Property Overview

1208 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

Space Size: $\pm 4,000$ SF

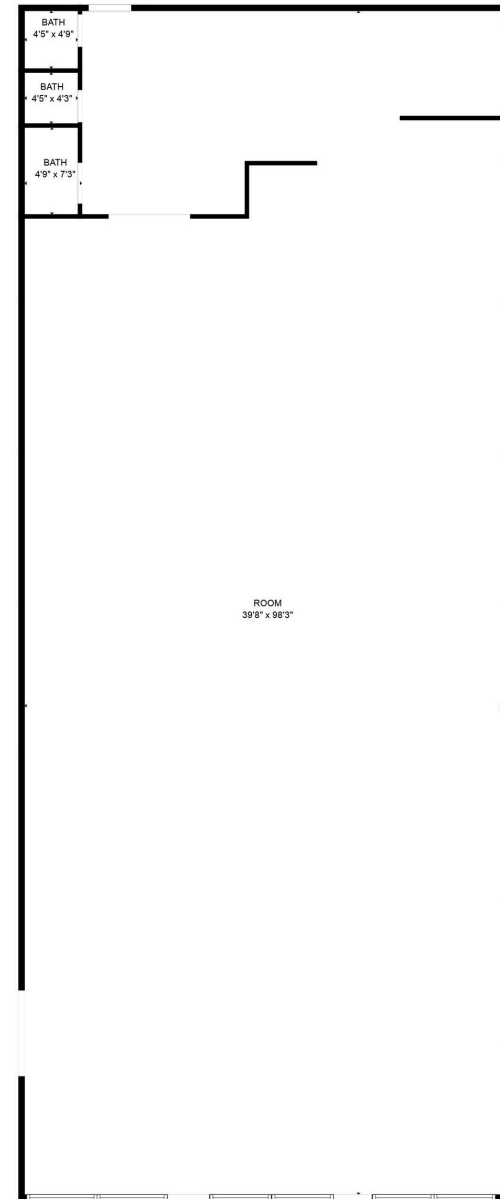
Lease Information: \$12/SF (NNN)

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



Floor Plan

1208 Union St
±4,000 SF



FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

Parcel Overview

1208 Union St. | Spartanburg, SC



Local Amenities and Retailers

Spartanburg, SC



Confidentiality & Disclaimer

Reedy Property Group

REEDY



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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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