

Union Station

(3) 1,200 SF Vacancies

Suites A, F, and H

320 N Duncan Bypass
Union, SC

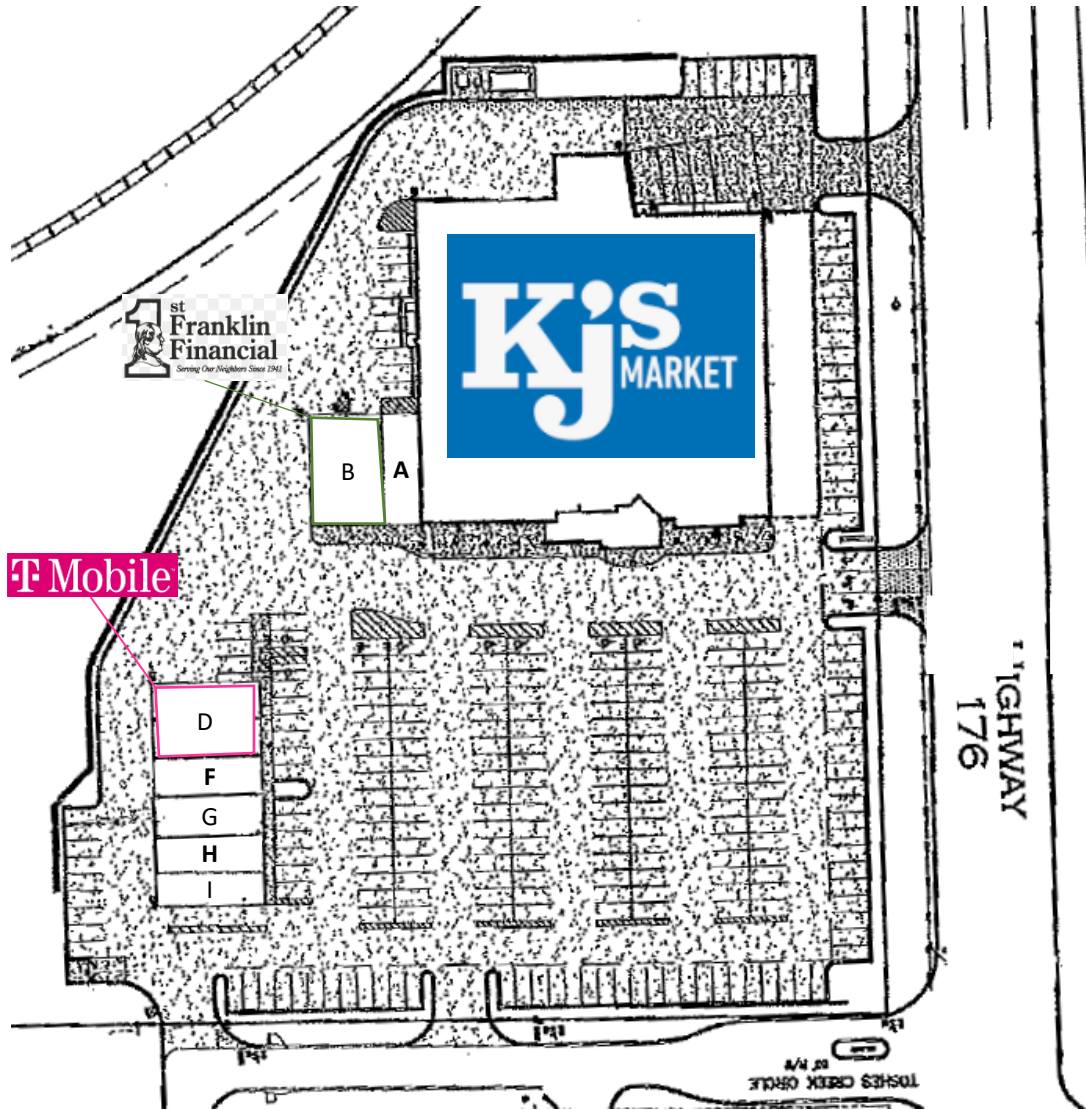


Union Station Shopping Center





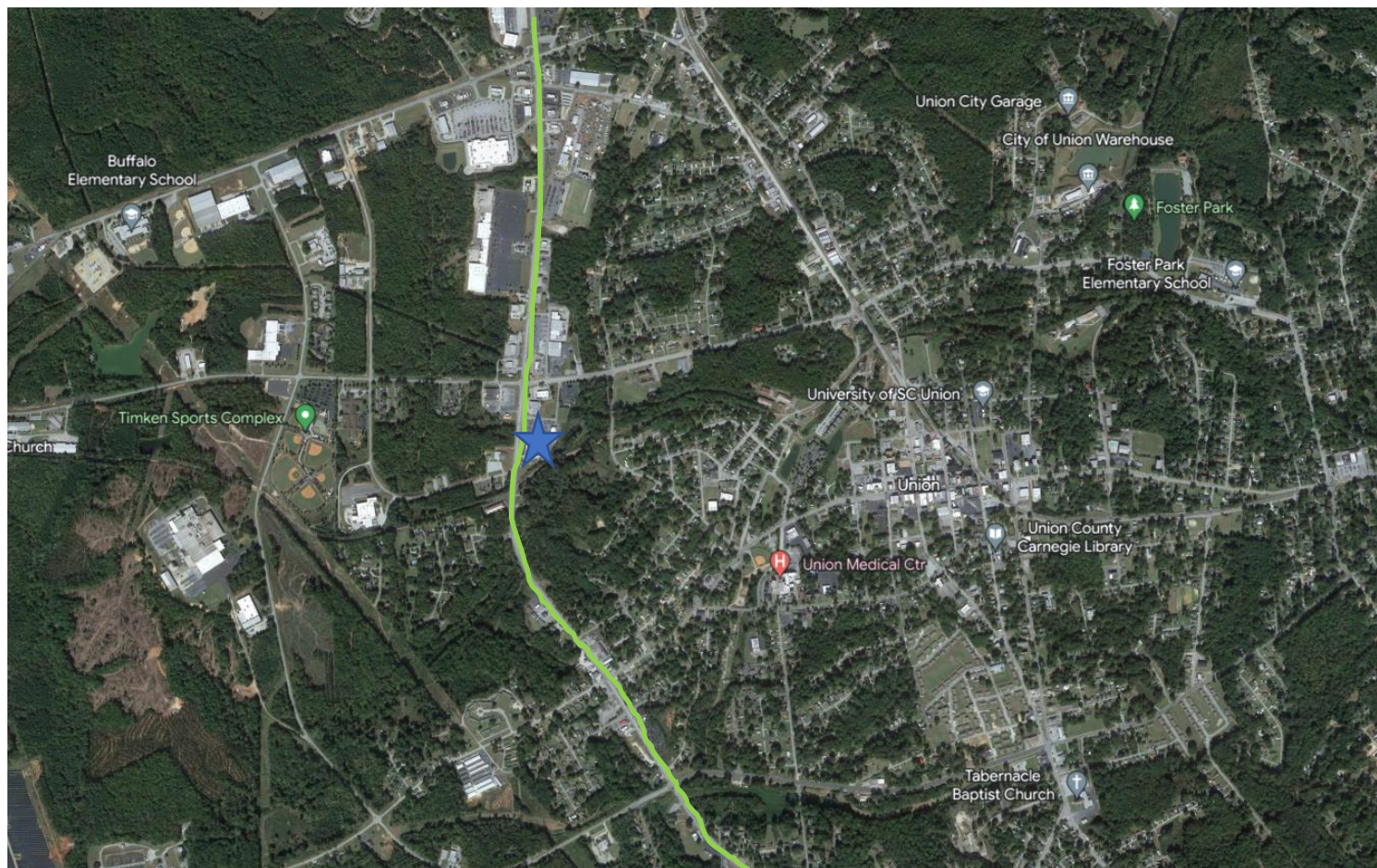
Co-Tenants




Space	Tenant
Anchor	KJ's
*A	1,200sf Available
B	First Franklin
D	T-Mobile
*F	1,200sf Available
G	Union Nail Salon & Spa
*H	1,200sf Available
I	China #1



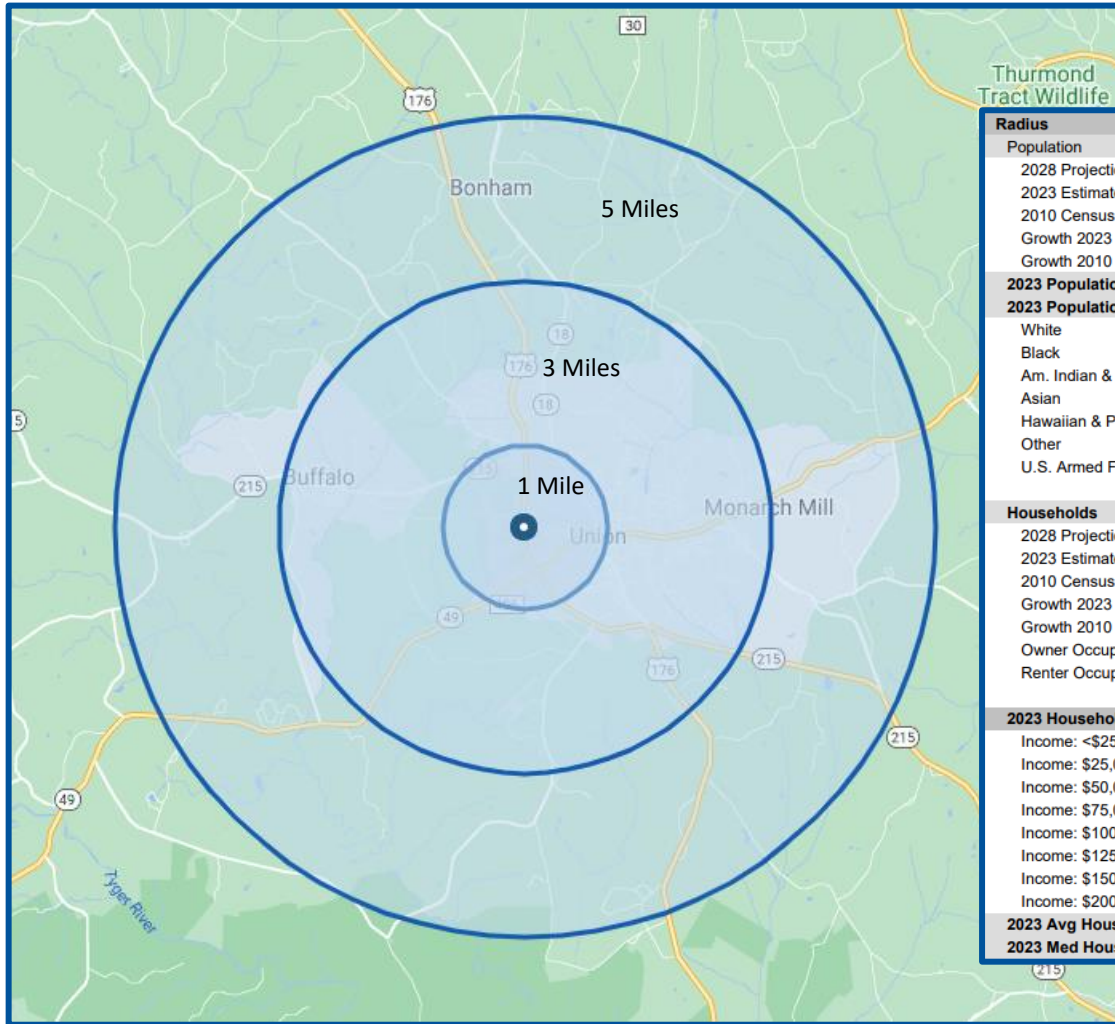
Traffic Count



Union Station = 

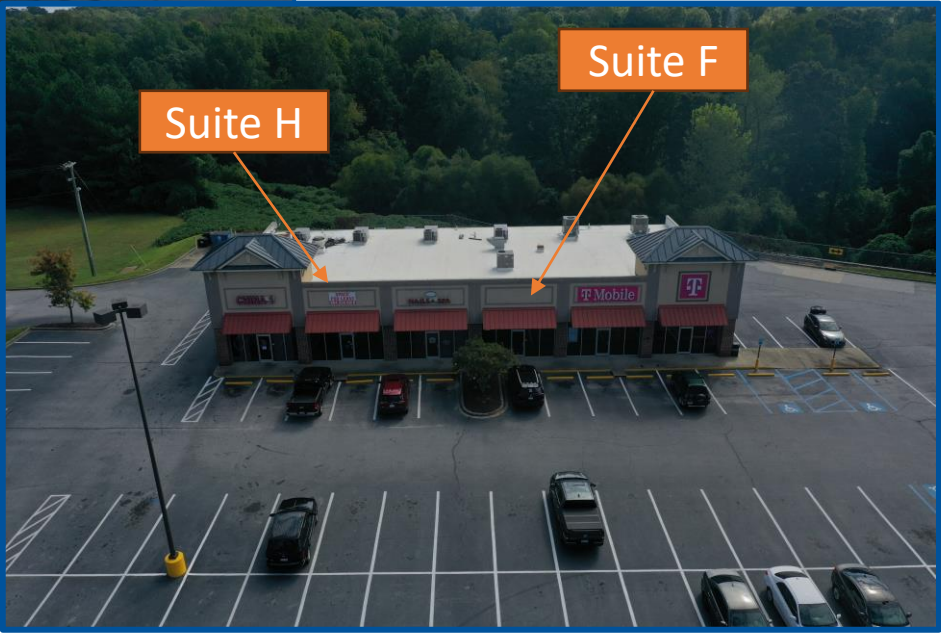
Color	Street	Vehicles Per Day
	US 176/N Duncan Bypass	13,123

Demographics



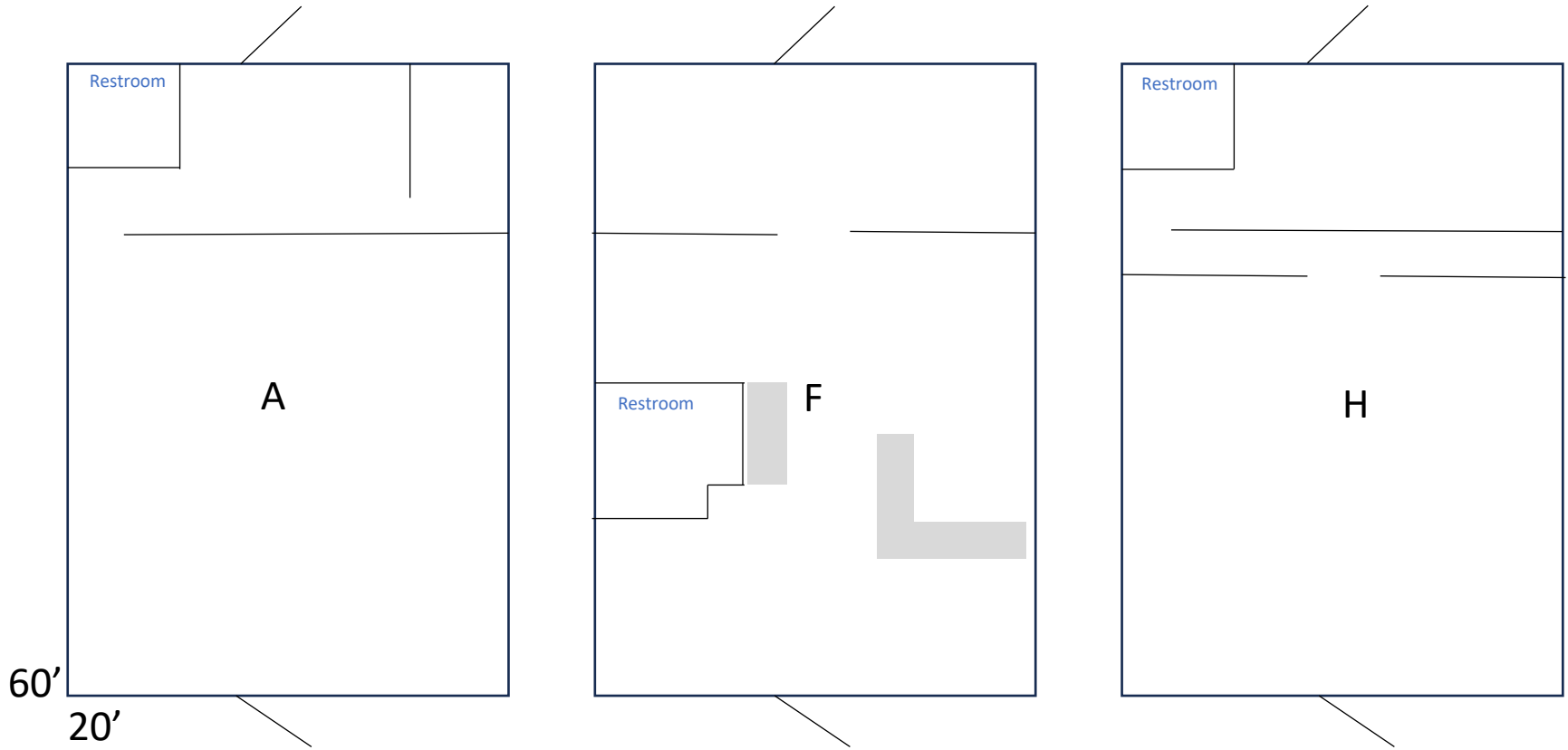
Radius	1 Mile	3 Mile	5 Mile
Population			
2028 Projection	3,077	12,276	15,837
2023 Estimate	3,064	12,296	15,876
2010 Census	3,102	12,787	16,572
Growth 2023 - 2028	0.42%	-0.16%	-0.25%
Growth 2010 - 2023	-1.23%	-3.84%	-4.20%
2023 Population by Hispanic Origin			
2023 Population	94	280	354
White	1,514 49.41%	7,481 60.84%	10,168 64.05%
Black	1,433 46.77%	4,400 35.78%	5,183 32.65%
Am. Indian & Alaskan	18 0.59%	42 0.34%	51 0.32%
Asian	17 0.55%	79 0.64%	97 0.61%
Hawaiian & Pacific Island	1 0.03%	7 0.06%	8 0.05%
Other	82 2.68%	287 2.33%	368 2.32%
U.S. Armed Forces	16	29	33
Households			
2028 Projection	1,339	5,209	6,632
2023 Estimate	1,333	5,215	6,646
2010 Census	1,342	5,393	6,909
Growth 2023 - 2028	0.45%	-0.12%	-0.21%
Growth 2010 - 2023	-0.67%	-3.30%	-3.81%
Owner Occupied	618 46.36%	3,209 61.53%	4,293 64.60%
Renter Occupied	715 53.64%	2,005 38.45%	2,353 35.40%
2023 Households by HH Income			
Income: <\$25,000	555 41.64%	1,761 33.77%	2,181 32.82%
Income: \$25,000 - \$50,000	206 15.45%	1,189 22.80%	1,634 24.59%
Income: \$50,000 - \$75,000	305 22.88%	1,213 23.26%	1,488 22.39%
Income: \$75,000 - \$100,000	83 6.23%	394 7.56%	579 8.71%
Income: \$100,000 - \$125,000	77 5.78%	259 4.97%	292 4.39%
Income: \$125,000 - \$150,000	53 3.98%	225 4.32%	262 3.94%
Income: \$150,000 - \$200,000	28 2.10%	99 1.90%	122 1.84%
Income: \$200,000+	26 1.95%	74 1.42%	88 1.32%
2023 Avg Household Income	\$51,173	\$52,957	\$52,637
2023 Med Household Income	\$36,422	\$41,373	\$41,934

Store Fronts





Approximate Interior Dimensions



Store Fronts

Photos – Suite A



Photos – Suite F



Photos – Suite H

