

129 Monarch Highway

Union, SC 29379

+/- 700,000 SF Industrial / Redevelopment FOR SALE



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129 Monarch Highway

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PROPERTY SUMMARY

ADDRESS	129 MONARCH HIGHWAY, UNION, SC 29379
GLA (SF)	+/- 700,000 SF
ZONING	COMMERCIAL
LOT SIZE	+/- 17.00 ACRES
PRICE	\$11,200,000 (\$16/SF)
	<ul style="list-style-type: none">• INDUSTRIAL REDEVELOPMENT OPPORTUNITY• TAX INCENTIVES, REVITALIZATION AND HISTORIC BUILDING TAX CREDITS, AFFORDABLE HOUSING TAX CREDITS• WELL MAINTAINED, FULLY SECURED BUILDING• LAND LEASE IN PLACE - 7AC AT \$150,000



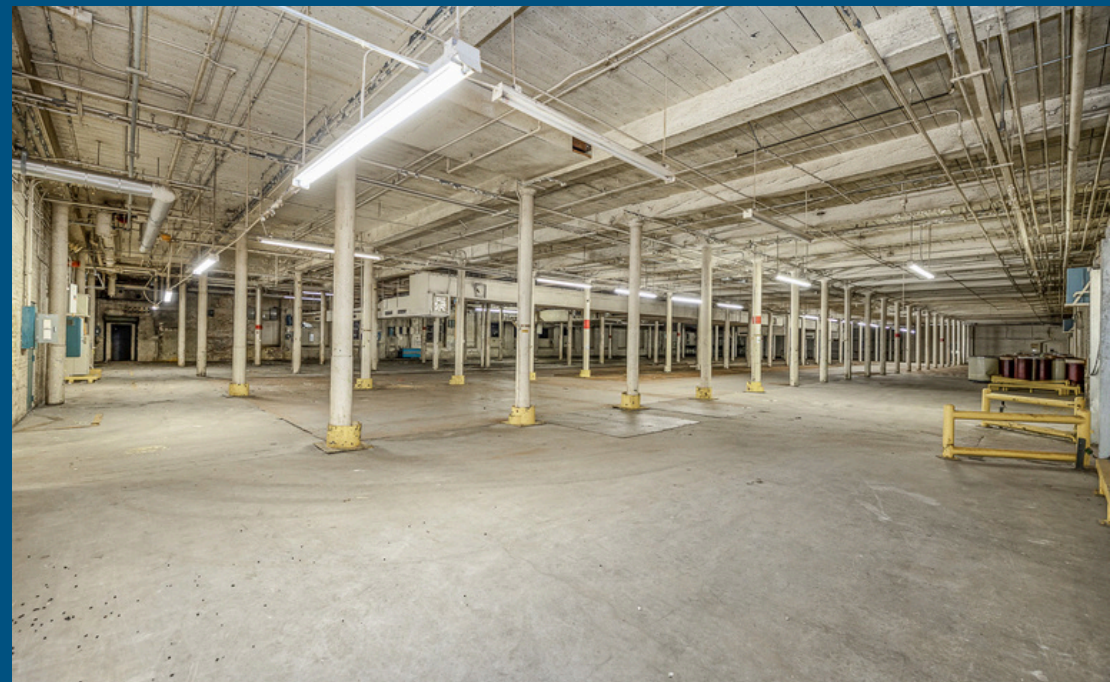
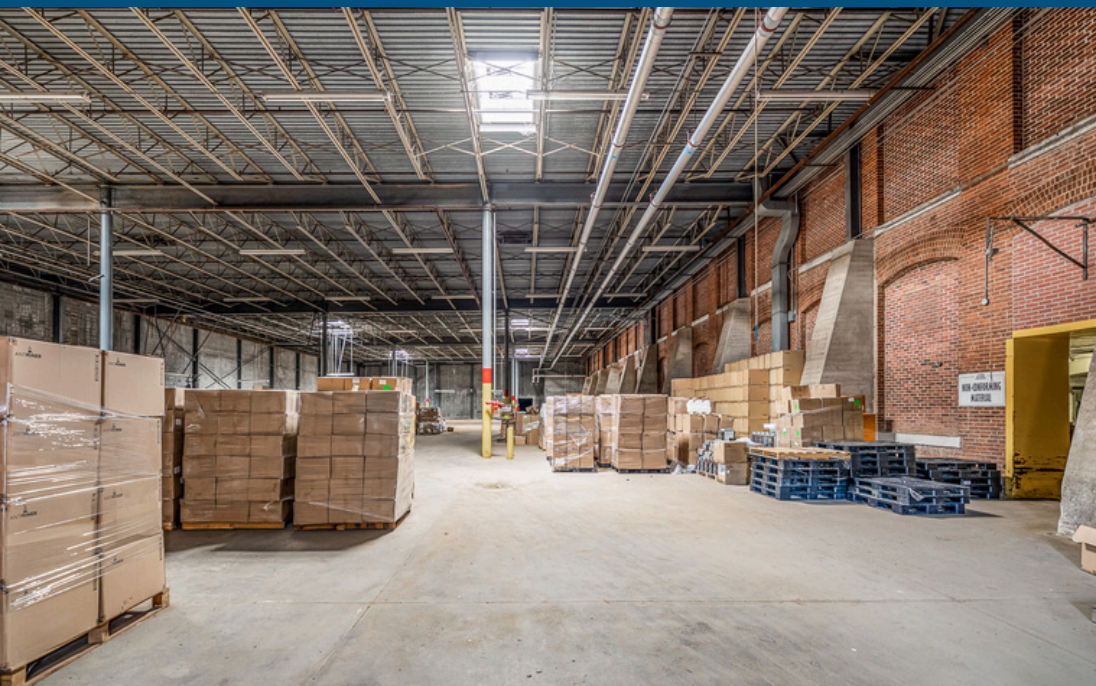
UP TO
10,000 CARS
PER DAY

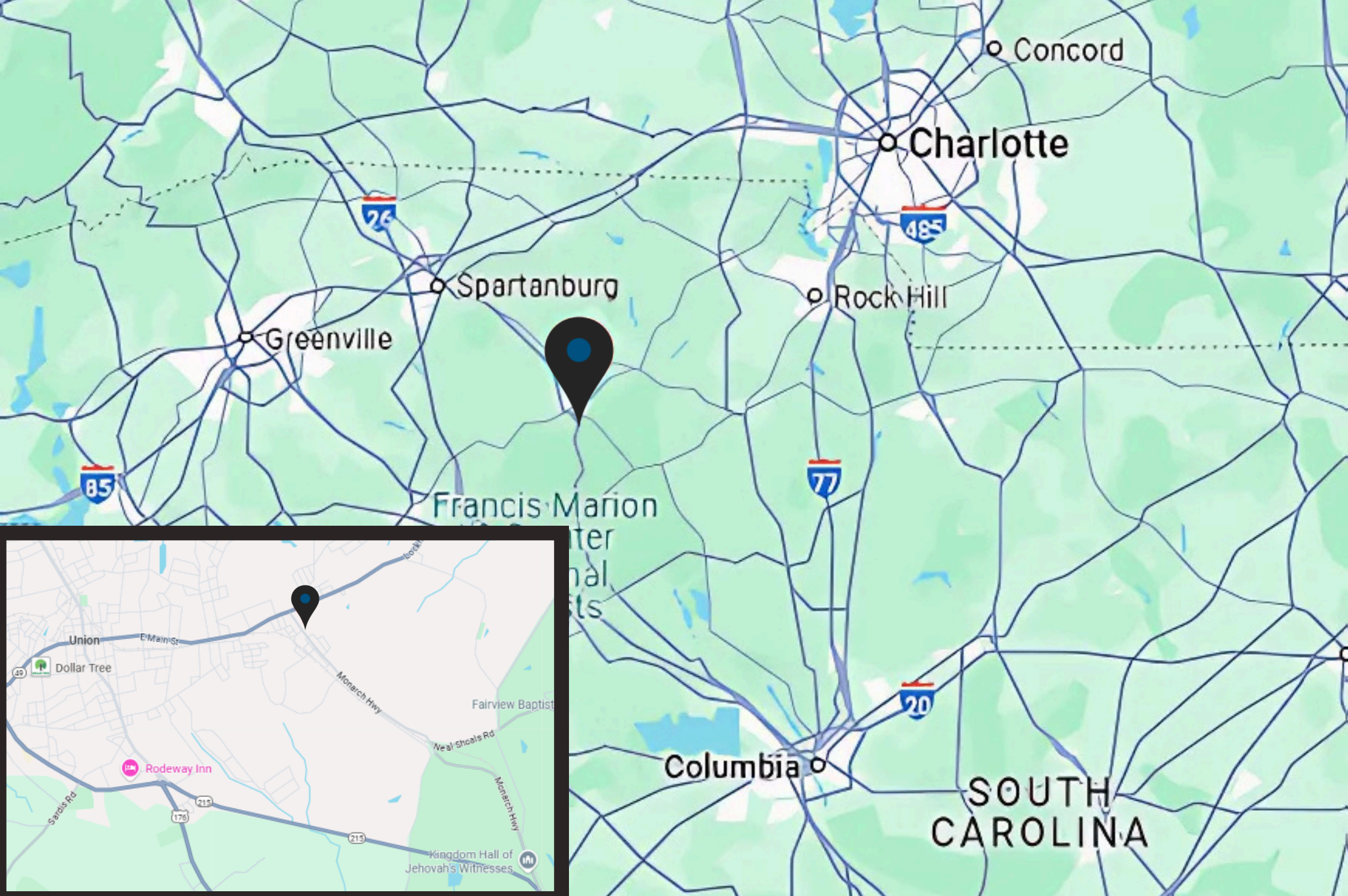


HIGHLY
VISIBLE
LOCATION



PARTIALLY
NEW ROOF







129 Monarch Hwy



129 Monarch Highway

129 Monarch Hwy, Union, SC 29379

Building Type: **Industrial**

RBA: **700,000 SF**

Land Area: **17 AC**

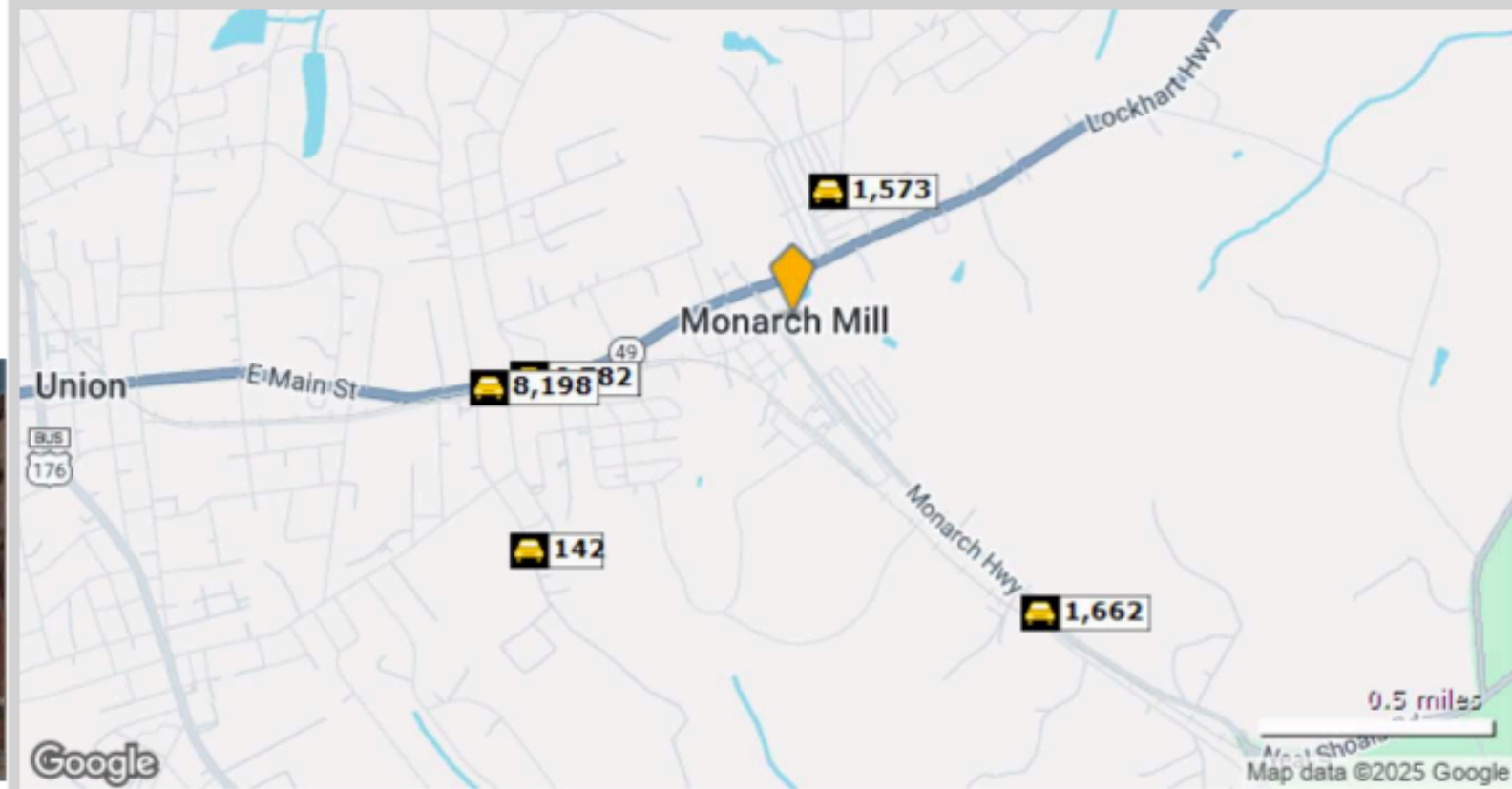
Total Available: **700,000 SF**

Warehse Avail: **700,000 SF**

Office Avail: **-**

% Leased: **0%**

Rent/SF/Yr: **\$2.95**



	Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1	Peach Orchard Rd	Poinsett St	0.01 SW	2022	1,456	MPSI	.29
2	Peach Orchard Rd	Poinsett St	0.01 SW	2020	1,573	MPSI	.29
3	East Main Street	Richard St	0.03 W	2020	7,138	MPSI	.58
4	East Main Street	Richard St	0.03 W	2022	6,782	MPSI	.58
5	E Main St	Arthur Blvd	0.03 W	2022	8,198	MPSI	.67
6	Walnut Street	Vinson Ave	0.04 NW	2020	121	MPSI	.76
7	Walnut St	Vinson Ave	0.04 NW	2022	142	MPSI	.76
8	Monarch Hwy	State Rd 374	0.04 SE	2022	1,613	MPSI	.84
9	Monarch Hwy	State Rd 374	0.04 SE	2020	1,662	MPSI	.84



Traffic				
Collection Street	Cross Street	Traffic Volume	Count Year	Distance from Property
Peach Orchard Rd	Poinsett St SW	1,456	2022	0.29 mi
East Main Street	Richard St W	6,782	2022	0.58 mi
E Main St	Arthur Blvd W	8,198	2022	0.67 mi
Walnut Street	Vinson Ave NW	121	2020	0.76 mi
Walnut St	Vinson Ave NW	142	2022	0.76 mi
Monarch Hwy	State Rd 374 SE	1,613	2022	0.84 mi
Lakeview Hts	Raymond Rd SE	432	2022	1.11 mi
E Main St	Lakeside Dr W	3,843	2022	1.12 mi
Union Blvd	Horseshoe Cir SW	2,564	2022	1.14 mi
Lakeside Dr	Veterans Dr S	2,930	2022	1.28 mi

Households			
	2 miles	5 miles	10 miles
2020 Households	2,938	6,453	10,147
2024 Households	3,109	6,502	9,931
2029 Household Projection	3,087	6,397	9,716
Annual Growth 2020-2024	1.1%	0.4%	0.3%
Annual Growth 2024-2029	-0.1%	-0.3%	-0.4%
Owner Occupied Households	1,894	3,911	6,530
Renter Occupied Households	1,193	2,487	3,187
Avg Household Size	2.2	2.3	2.3
Avg Household Vehicles	2	2	2
Total Specified Consumer Spending (\$)	\$71.4M	\$151.8M	\$240.9M

Income			
	2 miles	5 miles	10 miles
Avg Household Income	\$52,305	\$52,424	\$53,621
Median Household Income	\$37,197	\$37,611	\$40,667

Population			
	2 miles	5 miles	10 miles
2020 Population	6,743	15,069	23,784
2024 Population	7,142	15,170	23,265
2029 Population Projection	7,093	14,921	22,752
Annual Growth 2020-2024	1.5%	0.2%	-0.5%
Annual Growth 2024-2029	-0.1%	-0.3%	-0.4%
Median Age	44	43.6	44.8



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