



## 13,800 SF PRIME WADE HAMPTON RETAIL/FLEX SPACE - MULTI-UNIT OPPORTUNITY

KYLE SIZEMORE  
[KYLE.SIZEMORE@EXPREALTY.COM](mailto:KYLE.SIZEMORE@EXPREALTY.COM)  
(828) 421-4232

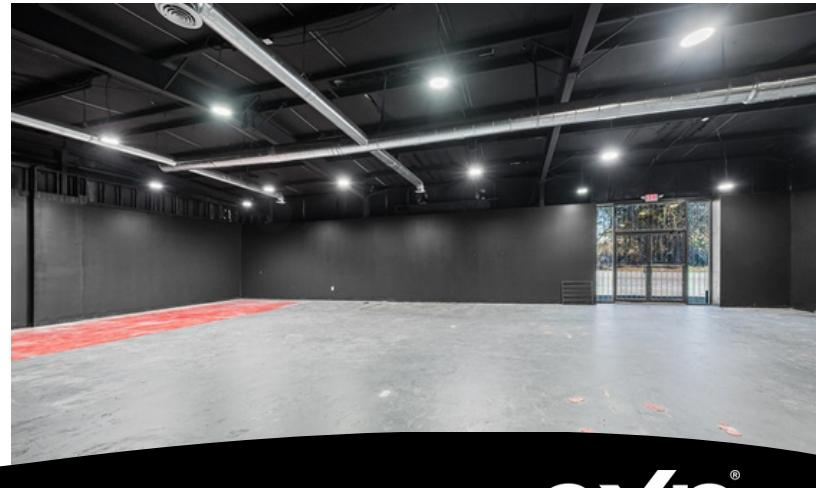
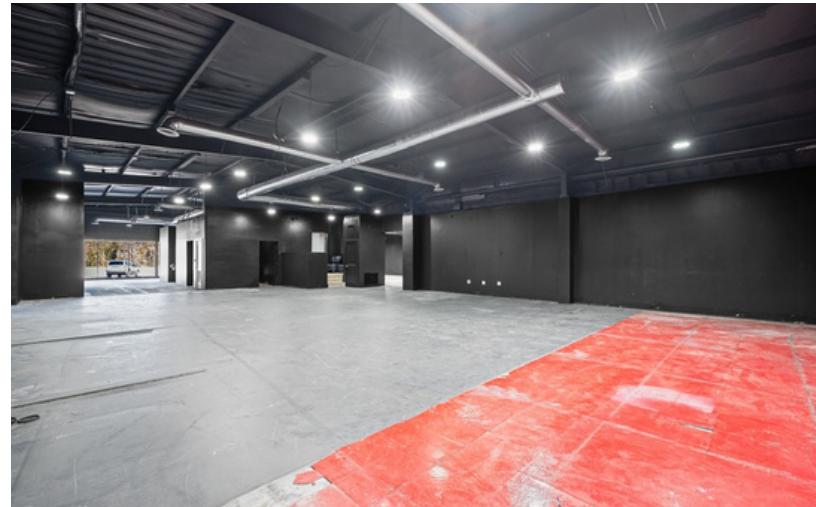


### 14629 E WADE HAMPTON BLVD GREER, SC 29651

- OFFERED AT \$1,600,000
- PRIME WADE HAMPTON FRONTAGE WITH 34,700-47,000 VPD
- 13,600 SF FREESTANDING BUILDING
- APPROX. 6,400 SF UPSTAIRS WITH TWO LARGE OPEN ROOMS AND MULTI-STALL RESTROOMS
- 7,000+ SF DOWNSTAIRS WITH TWO BAY DOORS AND A HYDRAULIC CAR LIFT
- NEWER ROOF AND UPDATED MECHANICAL SYSTEMS
- CORNER LOT WITH EXCELLENT EXPOSURE AND MONUMENT SIGNAGE
- C-3 ZONING SUPPORTING A WIDE RANGE OF COMMERCIAL USES
- FLEXIBLE OWNER-USER OR MULTI-TENANT OPPORTUNITY

#### PERFECT FOR:

GYMNASIUMS, RETAIL SHOWROOM, HEALTH SERVICES, STRENGTH TRAINING, TRADES SALES AND STORAGE, AUTOMOTIVE AND MORE!

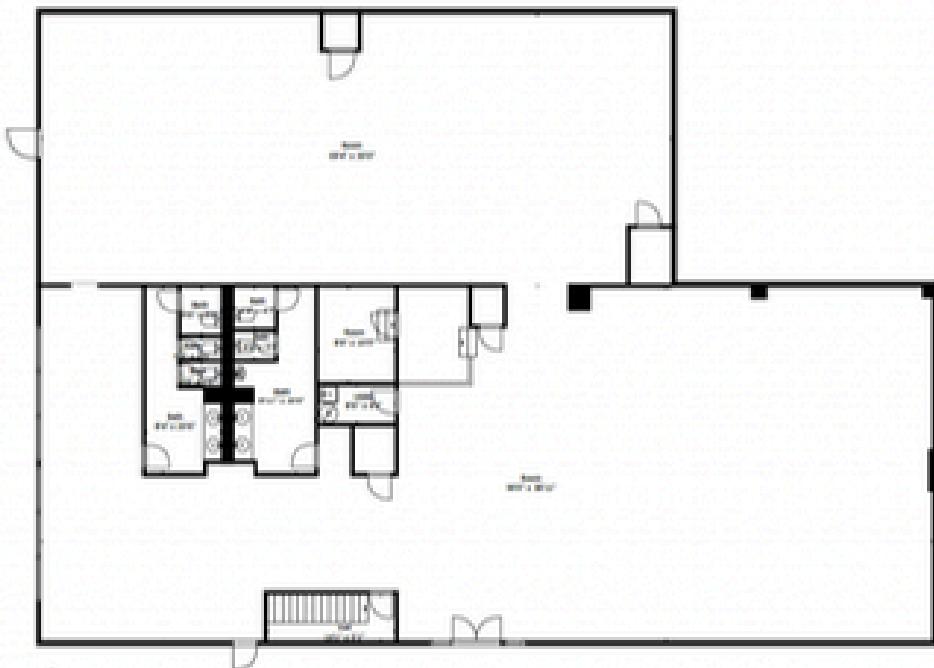


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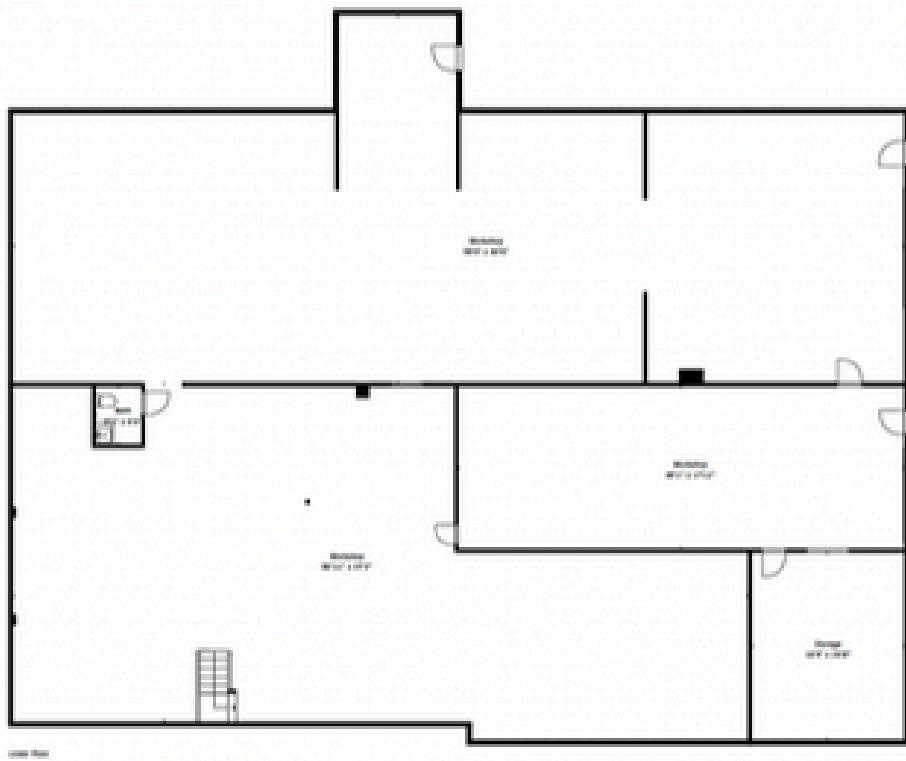
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# FLOORPLAN

MAIN FLOOR UNIT:  
6,400 SF



LOWER FLOOR UNIT:  
7,400 SF

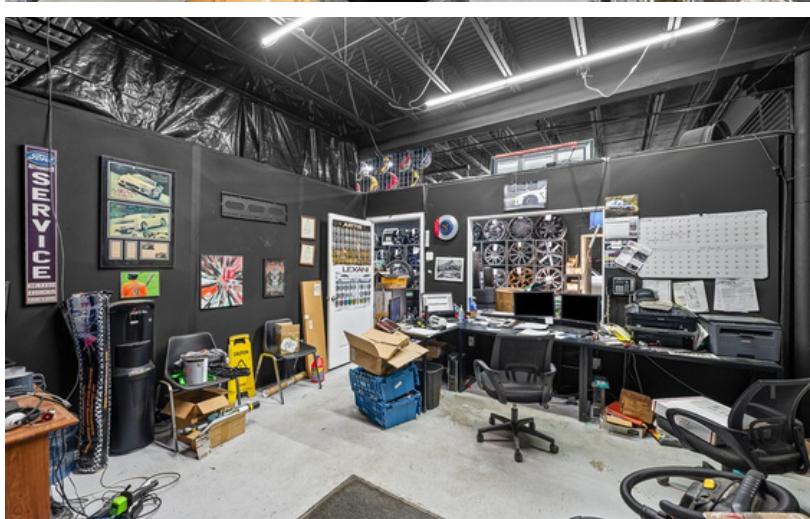
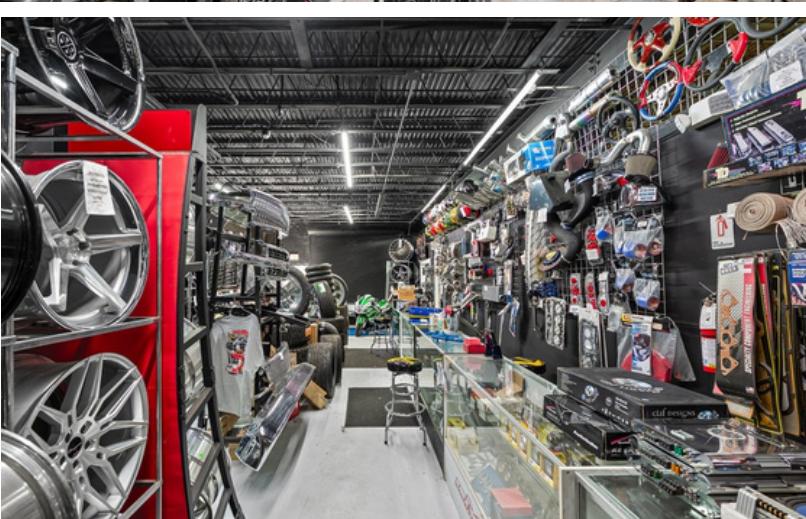


APPROX. 13,800 SQ. FT

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**LISTED EXCLUSIVELY BY:**

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SIZEMORE STRATEGIES