



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

**KYLE SIZEMORE**  
**KYLE.SIZEMORE@EXPREALTY.COM**  
**(828) 421-4232**



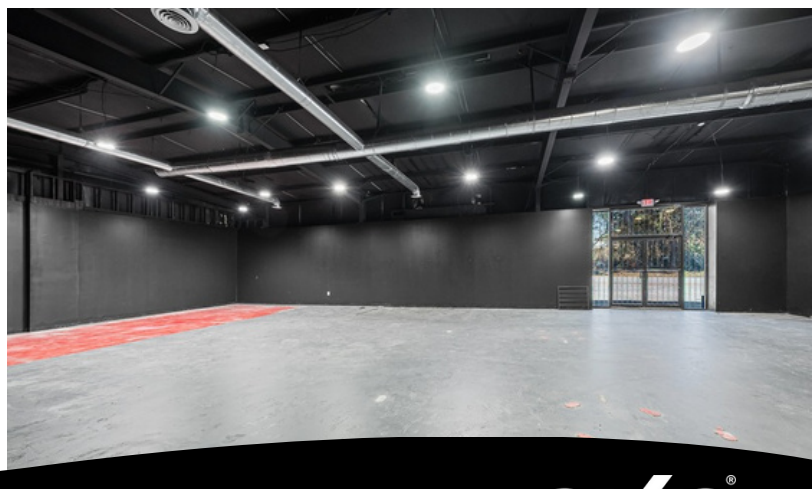
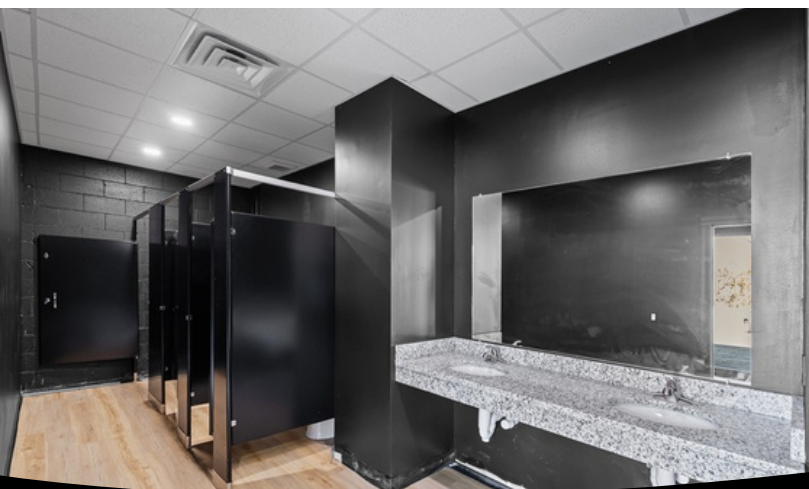
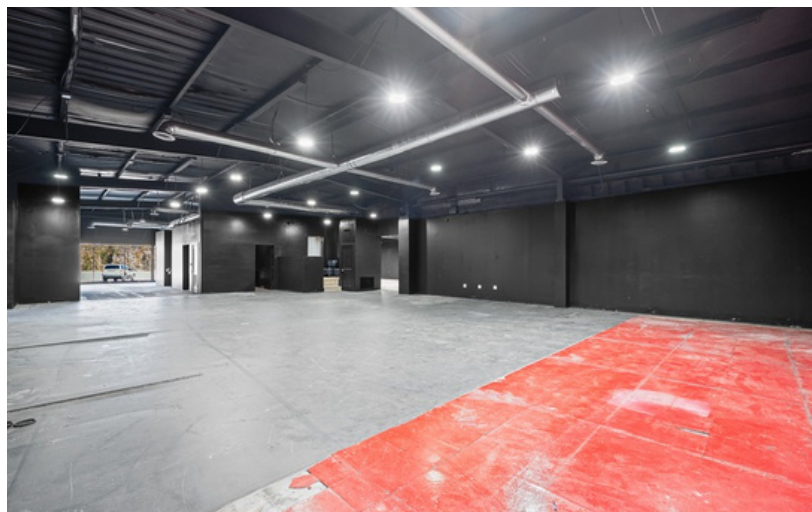
**14629 E WADE HAMPTON BLVD GREER, SC 29651**

- 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:**

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

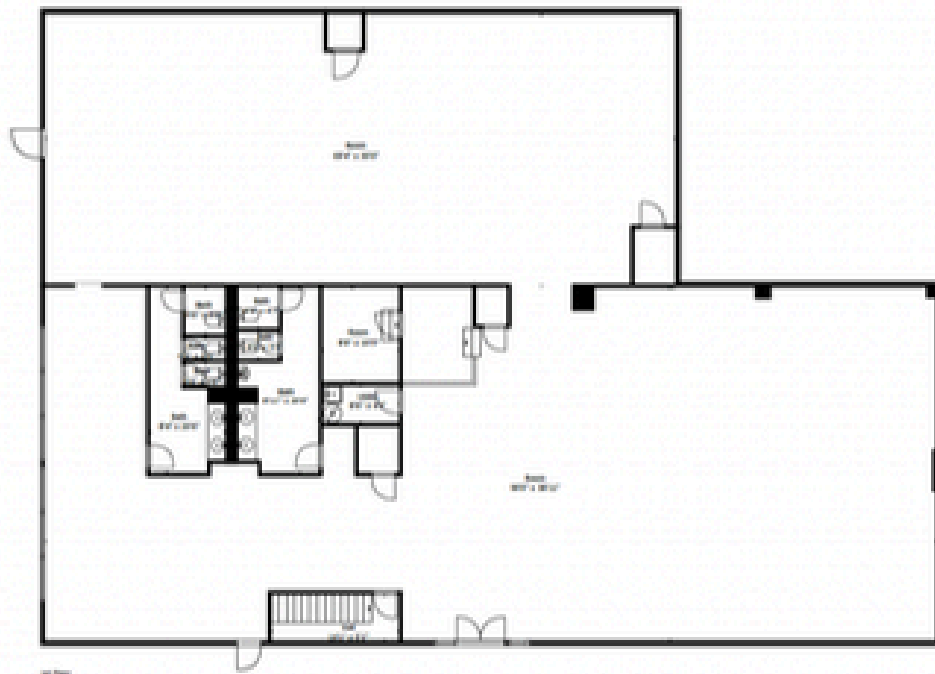




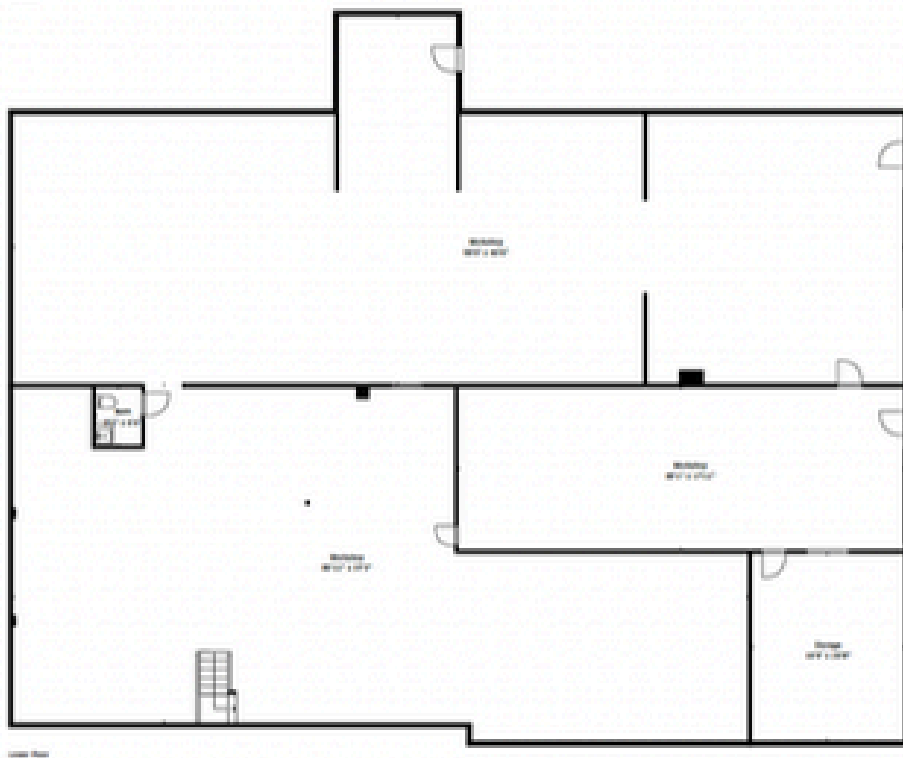


# FLOORPLAN

**MAIN FLOOR UNIT:  
6,400 SF**



**LOWER FLOOR UNIT:  
7,400 SF**



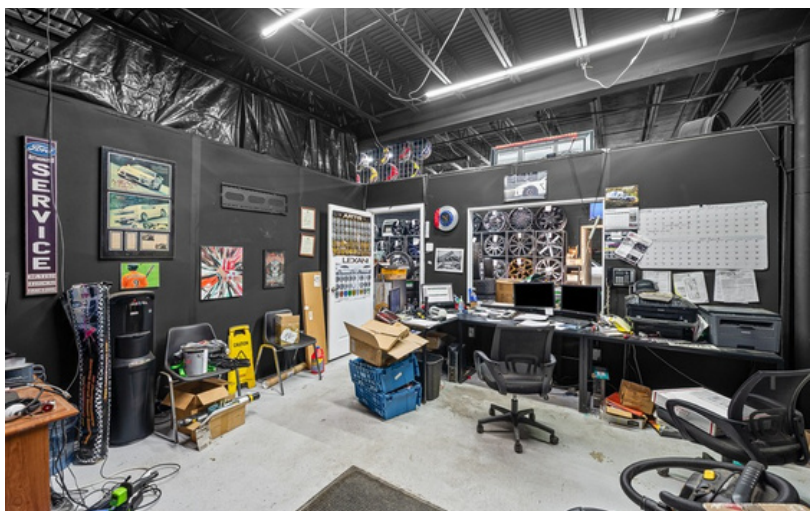
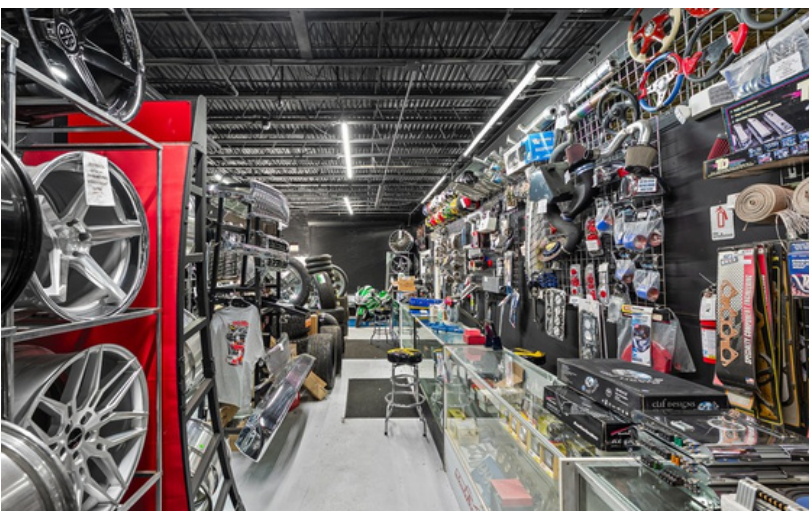
**APPROX. 13,800 SQ. FT**

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**OFFERED AT \$1,600,000**



**LISTED EXCLUSIVELY BY:**

**KYLE SIZEMORE**

**LIC. #126829**

**KYLE.SIZEMORE@EXPREALTY.COM**

**(828) 421-4232**

**exp<sup>®</sup>**  
**REALTY**



**SIZEMORE STRATEGIES**