



SUBWAY

Available

ALDI

Available

±0.81 acres

0.20 acres

Bojangles

Domino's

verizon

Available

WOODCREEK
DENTAL

±0.37 acres

Retail Suites and Outparcels Available

1750 Hwy 14 East, Landrum, SC

Hwy 14

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Landrum Retail Center

Anchor space, retail suites and build-to-suit land

This retail center in Landrum is well-positioned in South Carolina's growing Upstate region. The center represents an excellent opportunity for users to capitalize on an existing healthy retail market.

The anchor space at the center has ±20,000 square feet available and is in excellent condition. Already situated and well-configured for a retailer, the property provides an easy transition into the market. There are also several small retail spaces, ranging in size from ±1,500 SF to ±8,000 SF, and three land sites available at this location.

The center is easily accessible to a large shopper base, with multiple points of entry/exit and a signalized intersection on Hwy 14 East at I-26 Exit 1. High traffic counts in excess of ±10,000 vehicles per day on Highway 14 and ±29,800 on I-26 translate to great visibility in a central location with the ability to serve a substantial trade area.

Landrum Retail Center

Key Property Details

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- ± 1.7 miles from downtown Landrum
- Build-to-suit and TIA package options for outparcels
- Less than 1 mile to I-26 and ± 1.7 miles to Hwy 176
- Highway 14 daily traffic count: $\pm 10,000$
- I-26 (at exit 1) daily traffic count: $\pm 29,800$
- Retail windows span front of buildings
- Nearby businesses include: Ingles, Burger King, Aldi, Bojangles, Domino's, Subway, Verizon, KFC, AutoZone, Landrum Hardware, Woodcreek Dental and Landrum Veterinary Hospital.



Big-box retail/grocery



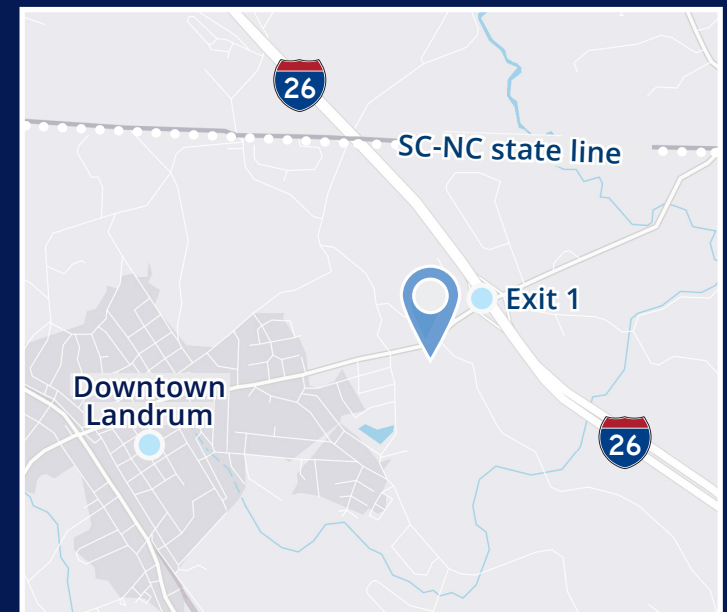
Small retail/office suites



Big-Box Retail Opportunity

Landrum Retail Center

- ±20,000 square feet ideal for big-box retail, medical or professional service office in an area of population and retail growth
- Located off of I-26 at Exit 1 (±29,800 VPD)
- Monument signage
- Signalized intersection entry/exit



All Availabilities

Landrum Retail Center

Available

1	Land Available ±.20 ac
2	Subway Restaurant
3	Lovely Nails
4	Lovely Nails
5	China Cafe
6	Retail Space ±8,000 SF
7A	Aldi
7B	Anchor Space ±20,000 SF
8	Land Available ±.8 ac
9	Land Available ±.37 ac
10	Woodcreek Dental
11	Retail/Office ±1,500 SF
12	Twenty 12 Studio
13	Verizon Wireless
14	Vape Station Landrum
15	Domino's
16	Bojangles



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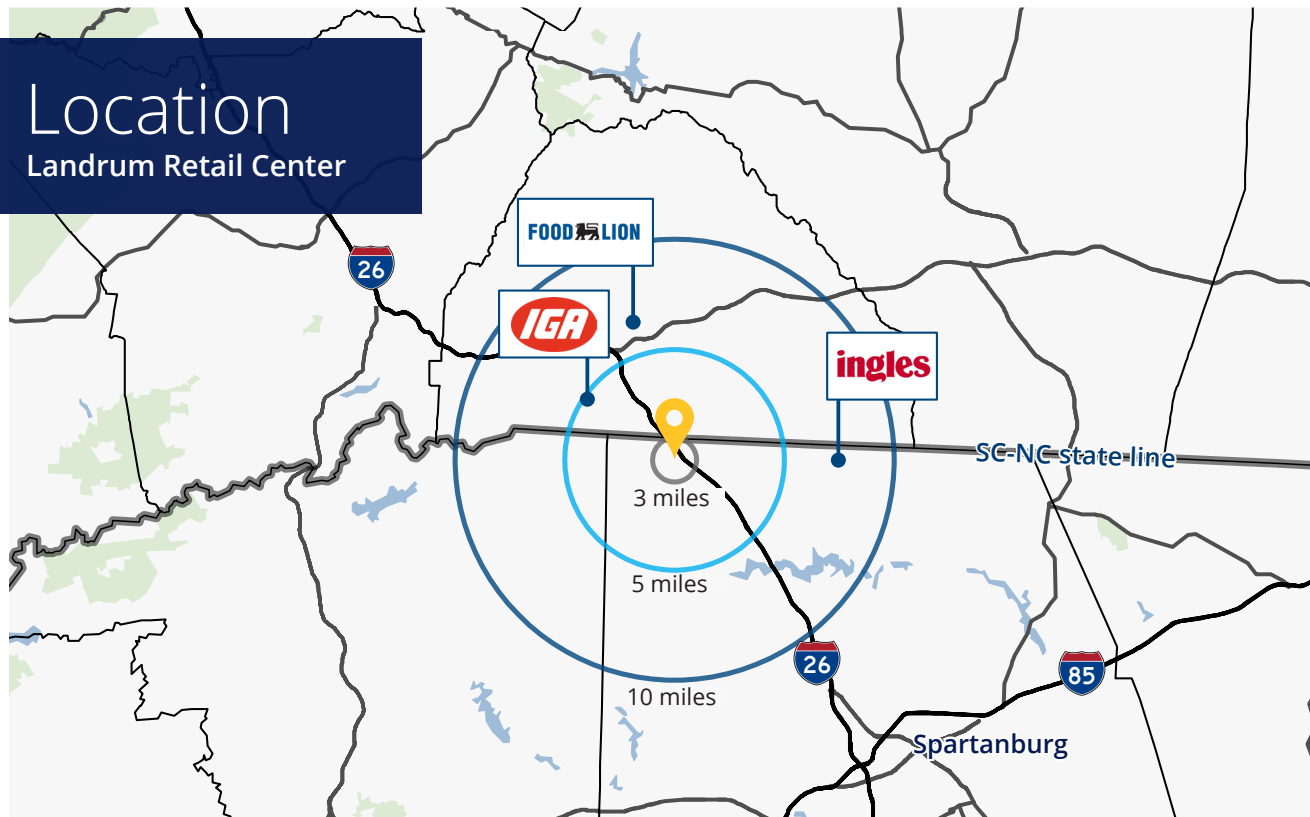
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Location

Landrum Retail Center



Area Demographics

2025 est.



Population

3 mile: 5,213
5 miles: 13,858
10 miles: 49,433



Projected population (2030)

3 mile: 5,619
5 miles: 14,665
10 miles: 52,540



Households (HH)

3 mile: 2,531
5 miles: 7,179
10 miles: 23,530



Avg. HH income

3 mile: \$84,713
5 miles: \$95,418
10 miles: \$100,851



Daytime population

3 mile: 5,997
5 miles: 14,818
10 miles: 42,093



Percent of HH's that ate out (last 6 months)

3 mile: 74.9%
5 miles: 74.1%
10 miles: 74.3%



Hwy 14 visibility



±0.20 acres



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