



## Hibridge Shopping Center

10471 Asheville Hwy, Inman, SC 29349

### **Maresh Patel**

MVP Properties

2811 Reidville Rd, Suite 16, Spartanburg, SC 29301

[info@mvprent.com](mailto:info@mvprent.com)

(304) 731-5859

# Hibridge Shopping Center

\$14.40 /SF/Yr

Monthly rate includes CAM! Featuring an impressive mix of quality tenants, this attractive and well-maintained center draws an array of visitors. The space is ideal for any type of retail, restaurant, or professional office user looking to capitalize on the busy traffic in the center.

- Excellent opportunity for retail, cafes, and office space
- The location of the property provides a high traffic count with ample parking available.



|                        |                    |
|------------------------|--------------------|
| Rental Rate:           | \$14.40 /SF/Yr     |
| Total Space Available: | 1,540 SF           |
| Max. Contiguous:       | 840 SF             |
| Property Type:         | Shopping Center    |
| Center Type:           | Strip Center       |
| Stores:                | 10                 |
| Center Properties:     | 2                  |
| Frontage:              | Asheville          |
| Gross Leasable Area:   | 34,060 SF          |
| Walk Score ®:          | 18 (Car-Dependent) |
| Rental Rate Mo:        | \$1.20 USD/SF/Mo   |

### 1st Floor Ste 1

|                 |                  |
|-----------------|------------------|
| Space Available | 840 SF           |
| Rental Rate     | \$14.40 /SF/Yr   |
| Date Available  | Now              |
| Service Type    | Triple Net (NNN) |
| Space Type      | Relet            |
| Space Use       | Office/Retail    |
| Lease Term      | Negotiable       |

Monthly rate includes CAM! Well-established tenant mix that brings in regular traffic. The tenant can custom build the space. The location of the property provides a high traffic count with ample parking available.

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### 1st Floor Ste 7

|                 |                  |
|-----------------|------------------|
| Space Available | 700 SF           |
| Rental Rate     | \$14.40 /SF/Yr   |
| Date Available  | April 01, 2022   |
| Service Type    | Triple Net (NNN) |
| Space Type      | Relet            |
| Space Use       | Retail           |
| Lease Term      | Negotiable       |

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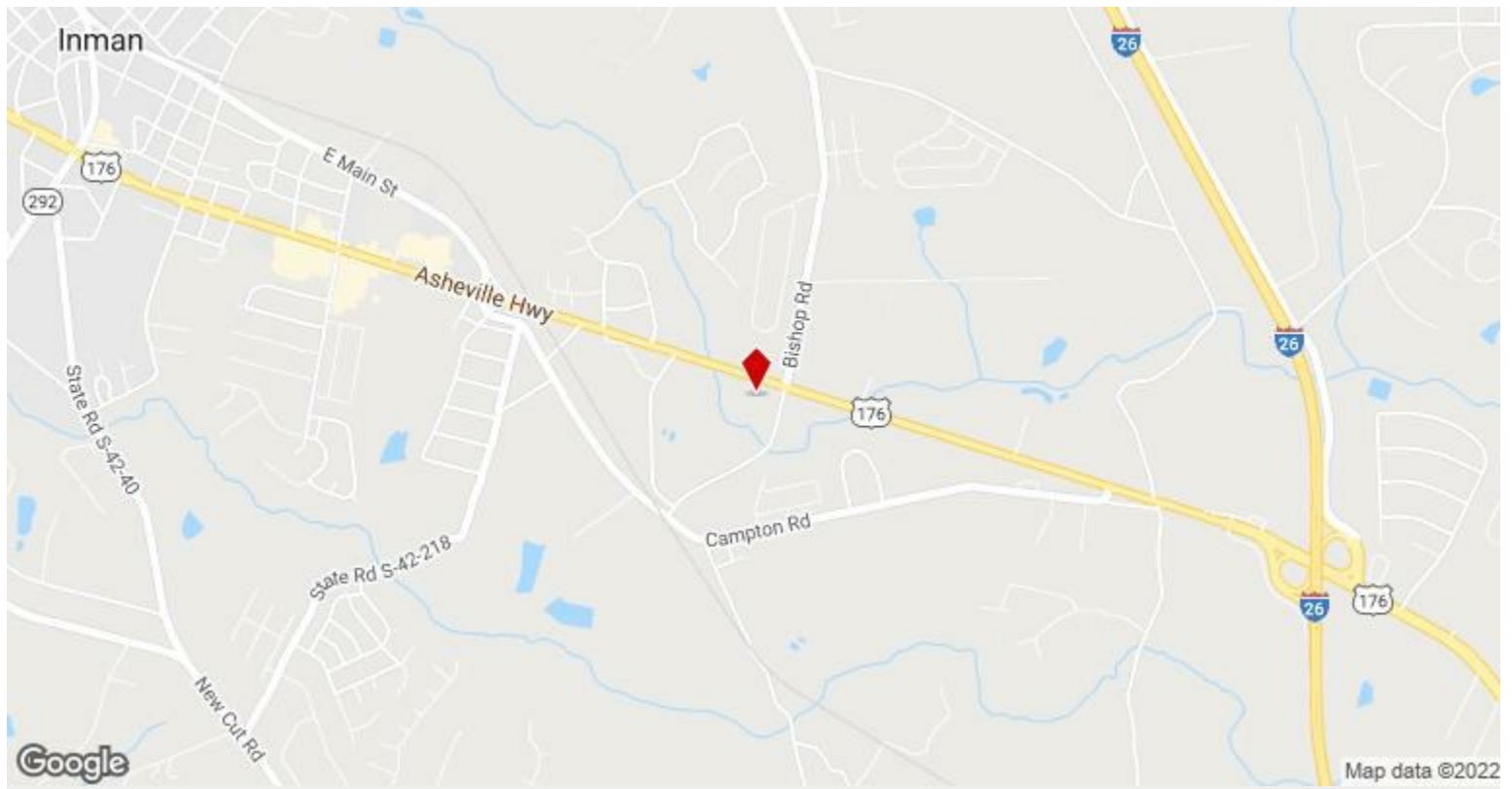
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## Major Tenant Information

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| Tenant         | SF Occupied | Lease Expired |
|----------------|-------------|---------------|
| A & C Grooming | -           |               |
| SweetCo        | -           |               |



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?With easy access to I-26 and direct exposure to Route 176, HiBridge Shopping Center is positioned excellently in a high traffic retail corridor near several neighborhoods with a significant amount of potential customers. Hibridge Shopping Center features ample surface-level parking spaces for consumers and employees in addition to ensuite restrooms.

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# Property Photos



Hibridge Shopping Center - Inman SC



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