



Fairwinds Dr

Retail Suites and Outparcels Available

1750 Hwy 14 East, Landrum, SC

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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, with a new elementary school and 100+ residential units planned for development immediately behind the property. 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 is also an ±8,000-SF retail space currently available, along with two land sites 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: ±10,000
- I-26 (at exit 1) daily traffic count: ±29,800
- Retail windows span front of buildings
- Nearby businesses include: Ingles, Zaxby's, Burger King, Aldi, Bojangles, Domino's, Subway, Verizon, KFC, AutoZone, Landrum Hardware, Woodcreek Dental and Landrum Veterinary Hospital.

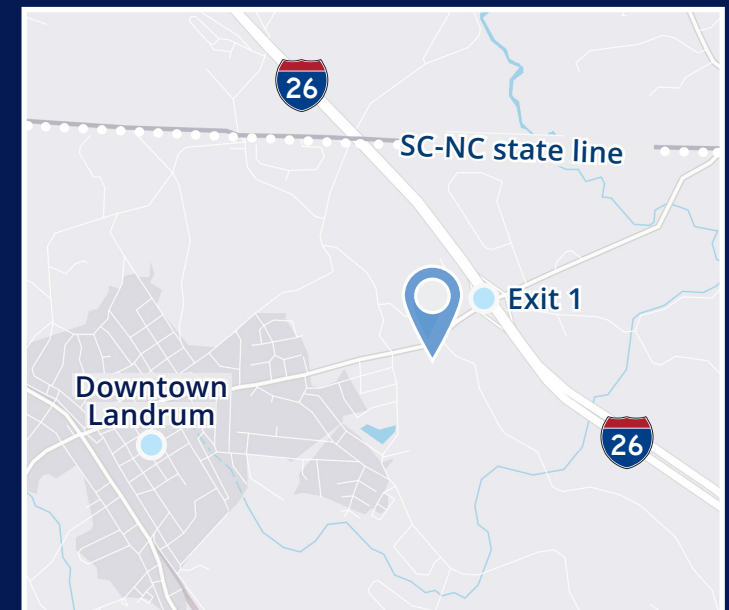




Big-Box Retail Opportunity

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	Sold
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	Bigham Cable Construction
12	Twenty 12 Studio
13	Verizon Wireless
14	Vape Station Landrum
15	Domino's
16	Bojangles



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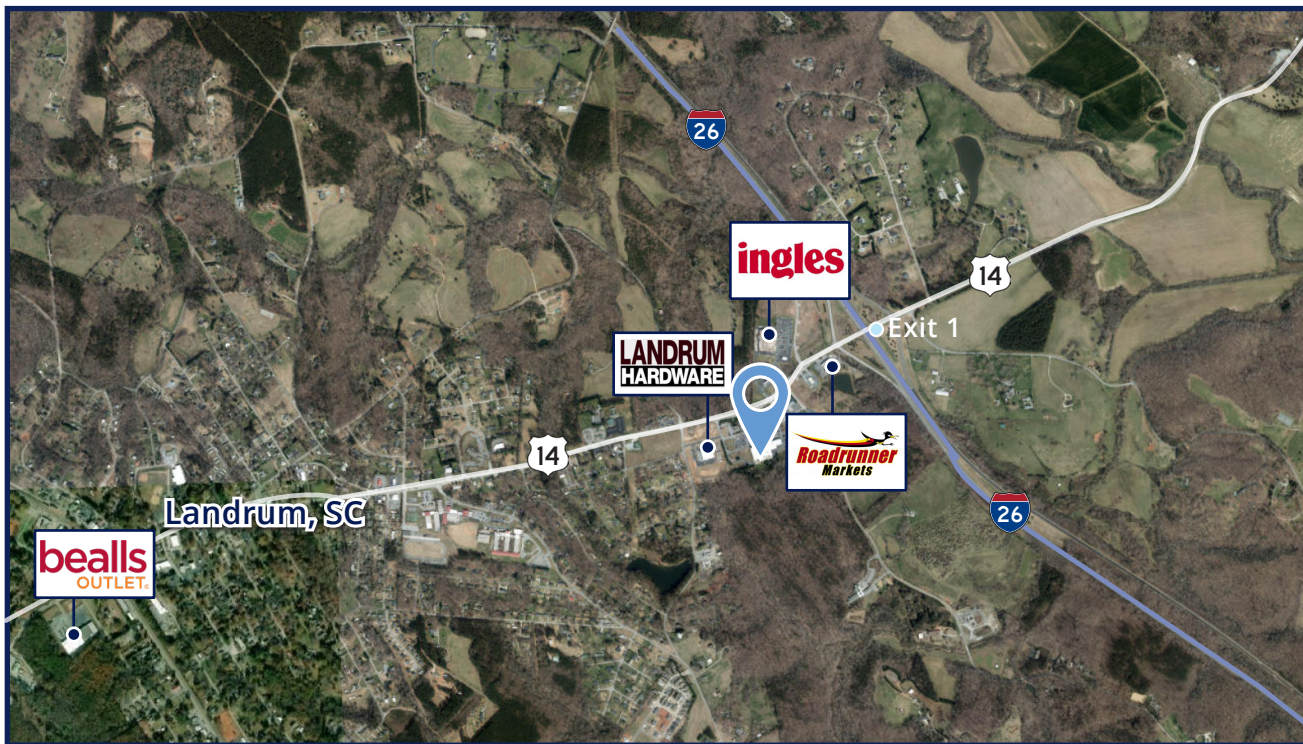
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Location

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%



**100+ Planned
Residential Homes**

**Future Home of OP Earle
Elementary School (Dis. 1)**

Planned Future Development

“The Spartanburg District One Board of Trustees voted to purchase 43.22 acres on Fairwinds Road in Landrum that it designated for the construction of a new O.P. Earle Elementary School. The current facility, built in the 1950s, is aging and needs to be replaced, officials say.

The move is a pivotal part of the district’s broader plan to modernize its educational infrastructure. The new O.P. Earle Elementary School will accommodate about 700 students and will feature flexible learning spaces, up-to-date technology, and collaborative areas.”

Tryon Daily Bulletin
December 11, 2025



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