



SUBWAY

ALDI

±0.81 acres

±0.37 acres



NEW RETAIL SHELL SPACE

Domino's verizon

WOODCREK DENTAL

Bojangles

Fairwinds Dr

Hwy 14

ingles GAS

Landrum Retail Center Space for Lease

1750 Hwy 14 East, Landrum, SC



Rox Pollard
 Vice President, Director of Retail Services Team
 +1 803 401 4242
 rox.pollard@colliers.com

Greyson Furnas, CCIM
 Senior Brokerage Associate
 +1 864 527 5454
 greyson.furnas@colliers.com



Landrum Retail Center

Big-box, shop space, build-to-suit land and retail shell

This retail center in Landrum is well-positioned in South Carolina's growing Upstate region. With Bi-Lo closing out operations system-wide, the center represents an excellent opportunity for a user to capitalize on an existing healthy retail market.

The anchor space at the center has ±20,000 square feet still 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 shop spaces and building sites available at this location and a newly constructed flex retail shell available.

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 translate to great visibility in a central location with the ability to serve a substantial trade area.

Landrum Retail Center

Key Property Details



- ±1.7 miles from downtown Landrum
- Build-to-suit and TIA package options for shell buildings/ 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: ±29,500
- Retail windows span front of buildings
- Nearby businesses include: Dollar General, Subway, Bojangles, Domino's, Verizon, Landrum Hardware



Big-box retail/grocery



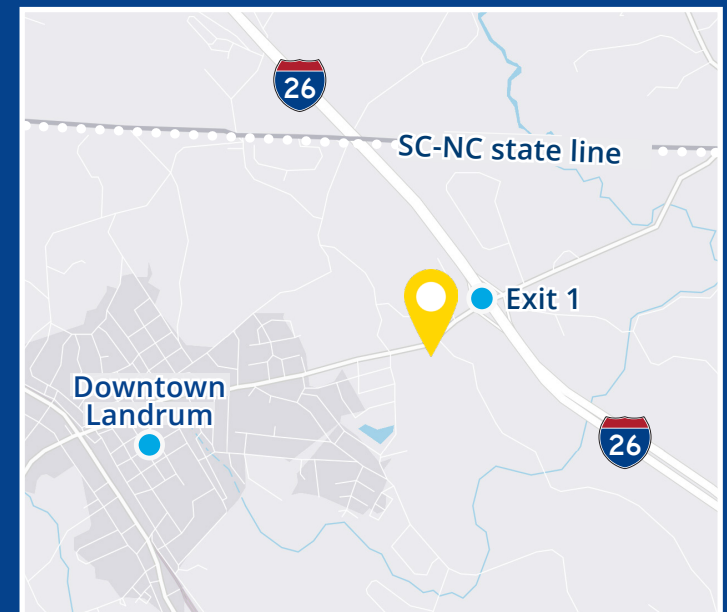
Small retail/office suites



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 (±29,500 VPD)
- Monument signage
- Signalized intersection entry/exit



All availabilities

Landrum Retail Center

Available

1	New construction flexible use space ±4,800 SF
2	Subway Restaurant
3	Lovely Nails
4	Lovely Nails
5	China Cafe
6	Big box space ±8,000 SF
7A	Aldi
7B	Big box space ±20,000 SF
8	Land for lease/development ±.8 ac
9	Land for sale/lease/development ±.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



Rox Pollard

Vice President, Director of
Retail Services Team
+1 803 401 4242
rox.pollard@colliers.com

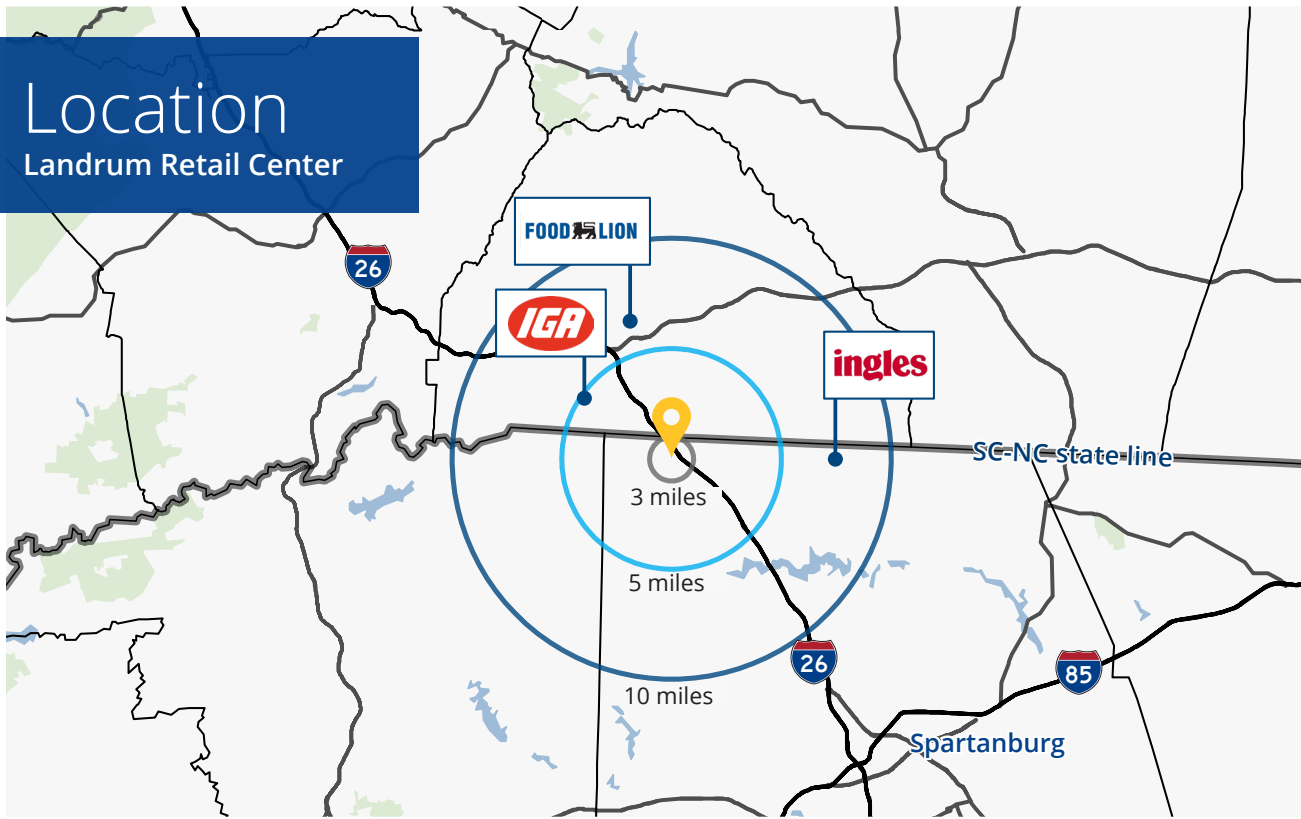
Greyson Furnas, CCIM

Senior Brokerage Associate
+1 864 527 5454
greyson.furnas@colliers.com

Colliers

Location

Landrum Retail Center



Area Demographics

2023 est.



Population

3 mile: 5,213
5 miles: 13,561
10 miles: 49,297



Projected population (2028)

3 mile: 5,353
5 miles: 13,832
10 miles: 50,863



Households (HH)

3 mile: 2,267
5 miles: 5,974
10 miles: 20,079



Avg. HH income

3 mile: \$79,467
5 miles: \$86,558
10 miles: \$93,712



Daytime population

3 mile: 5,565
5 miles: 13,369
10 miles: 40,416



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

3 mile: 67.9%
5 miles: 67.6%
10 miles: 68.4%

Lanorum Retail Center



Rox Pollard

Vice President, Director of
Retail Services Team
+1 803 401 4242
rox.pollard@colliers.com

Greyson Furnas, CCIM

Senior Brokerage Associate
+1 864 527 5454
greyson.furnas@colliers.com

145 W. Main Street, Suite 300
Spartanburg, SC 29306
P: +1 864 297 4950
colliers.com

