

2.29 ACRES COMMERCIAL PROPERTY FOR SALE

3 Buildings | ±10,675 SF | 8 Bay Shop | Two Tenants | ±.49 Acre Vacant Lot



**1445, 1449, 1453, 1457
UNION ST. SPARTANBURG,
SC 29302**

FOR SALE: \$3,999,900

GLENN YOUNG
COMMERCIAL SALES & LEASING
864-384-4999
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CCIM CANDIDATE MEMBER



For additional photos, videos, and details, please contact the broker.



±2.29
Acres



±10,675
Total SF



3
Buildings



8
Repair Bays

OWNER-OPERATED AUTO REPAIR & TOW COMPANY ON SITE

The property currently supports an active 8-bay auto repair and tow operation, providing an established use and immediate income potential for the right buyer. Owner may consider a sale-leaseback arrangement upon closing.

TWO ADDITIONAL TENANT SPACES CURRENTLY OCCUPIED

🚗 Building B — Used Tire Shop

Currently occupied tenant space generating rental income.

🍖 Building C — Meat Market

Currently occupied tenant space generating additional rental income.

PROPERTY DETAILS

Building A: ±5,475 SF

Building B: ±4,000 SF

Bonus Lot: ±0.49 acre vacant lot — value-add opportunity

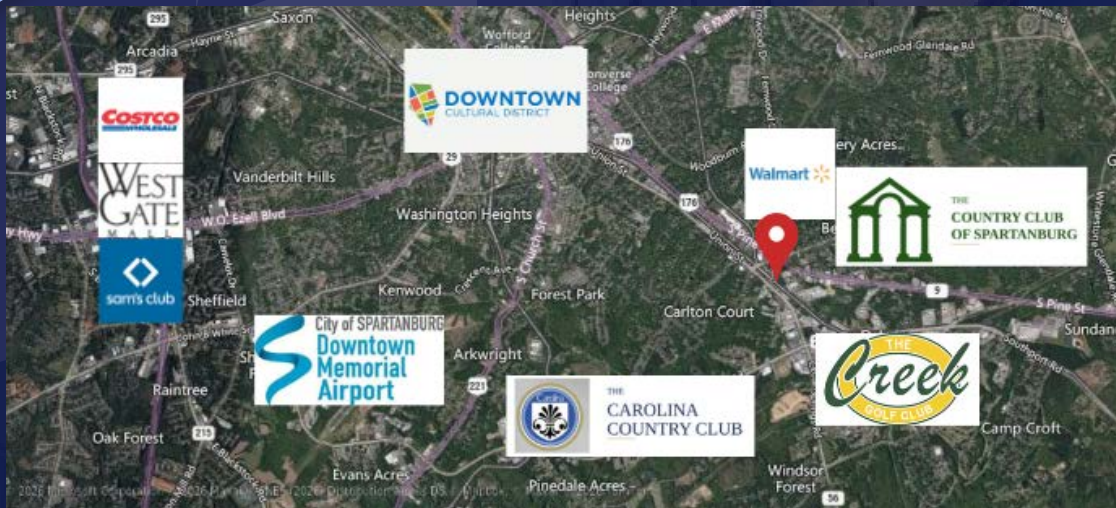
Building C: ±1,200 SF

Site: Paved, fenced parking

Frontage: High-visibility Union St. (US-29) corridor

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LOCATION & DEMOGRAPHICS



METRIC	2 MILES	5 MILES	10 MILES
2025 Population	17,093	80,600+	196,000+
2030 Projected Pop.	18,900+	90,107	219,000+
Annual Pop. Growth	2.2%	2.9%	2.8%
2025 Households	7,357	32,900+	77,600+
Avg Household Income	\$81,000+	\$72,000+	\$78,000+
Median Age	41	38.1	37.9
Daytime Employment	5,000+	5,265	9,379

KEY HIGHLIGHTS (5-MILE RADIUS)

TRAFFIC — UNION ST / US-29

56%

OWNER-OCCUPIED HOUSEHOLDS

2.3

AVG HOUSEHOLD SIZE

\$160M+

TRANSPORTATION & AUTO SPENDING

4,974

BUSINESSES WITHIN 5 MILES

High-Volume Arterial

US ROUTE 29 — UNION STREET CORRIDOR

Primary commercial thoroughfare connecting downtown Spartanburg to regional highways. Intersects S-47 and Quarry Rd within immediate vicinity of the property.

<30 Min Commute

~26,000 WORKERS WITHIN 5-MILE RADIUS

Strong daytime population driving daily demand for auto services, food, and retail along the corridor.

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