

FOR LEASE

AFFORDABLE RETAIL/MEDICAL SPACE NEAR I-26

445 S. BLACKSTOCK ROAD
SUITE A
SPARTANBURG, SC 29301



T. COX
864.747.0602

HARRY CROXTON
404.985.8856

All information deemed reliable, but not guaranteed.

KDS 
CAINE
COMMERCIAL REAL ESTATE



AVAILABLE SPACE

Address:	445 S. Blackstock Road Suite A Spartanburg, SC 29301
Lease Rate:	\$14.50/SF NNN
Estimated 2026 NNN Expenses:	\$1.40/SF
Available SF:	±1,440
Parking:	Ample Parking Available
Zoning:	Business
Tax Map ID:	6-20-16-053.02

PROPERTY OVERVIEW

Located near I-26 and Reidville Road, 445 S. Blackstock Road, Suite A offers ±1,440 SF of affordable retail, medical or professional-service space in Spartanburg's established Westside commercial corridor. Formerly occupied by a chiropractor, the suite features an existing professional layout that can accommodate a variety of appointment-based, wellness and office users. The property shares the center with Bin Depot, a new ±24,720 SF destination-retail tenant.

PROPERTY HIGHLIGHTS

- ±1,440 SF of second-generation retail, medical or professional-service space
- Existing layout includes a reception area and multiple private rooms
- Former chiropractic office suitable for wellness and appointment-based users
- Asking rate: \$14.50/SF NNN
- Estimated 2026 NNN expenses of only \$1.40/SF
- Convenient access to I-26, Reidville Road and Spartanburg's Westside retail corridor
- Ample surface parking with convenient storefront access



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PROPERTY PHOTOS



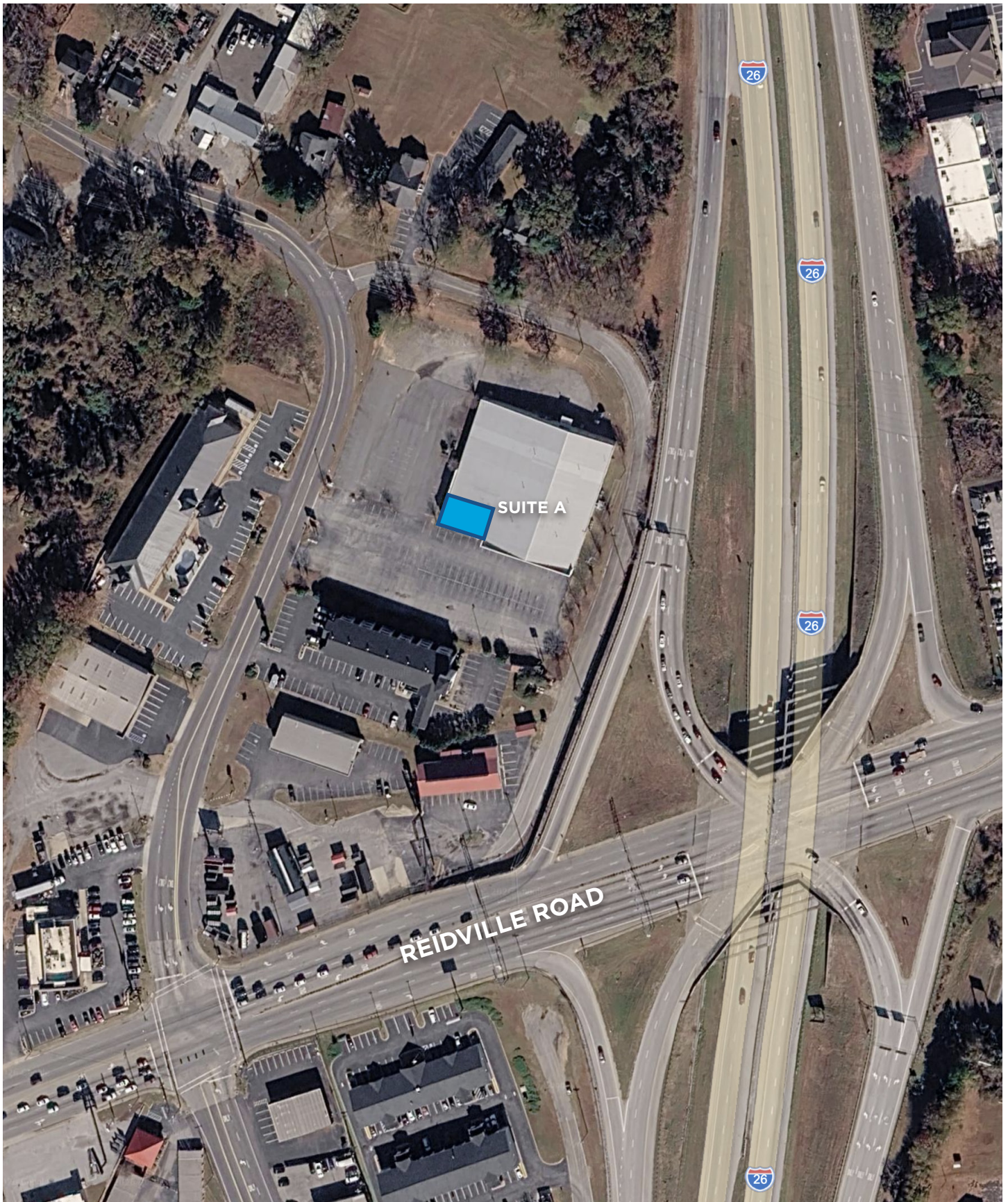
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SITE AERIAL



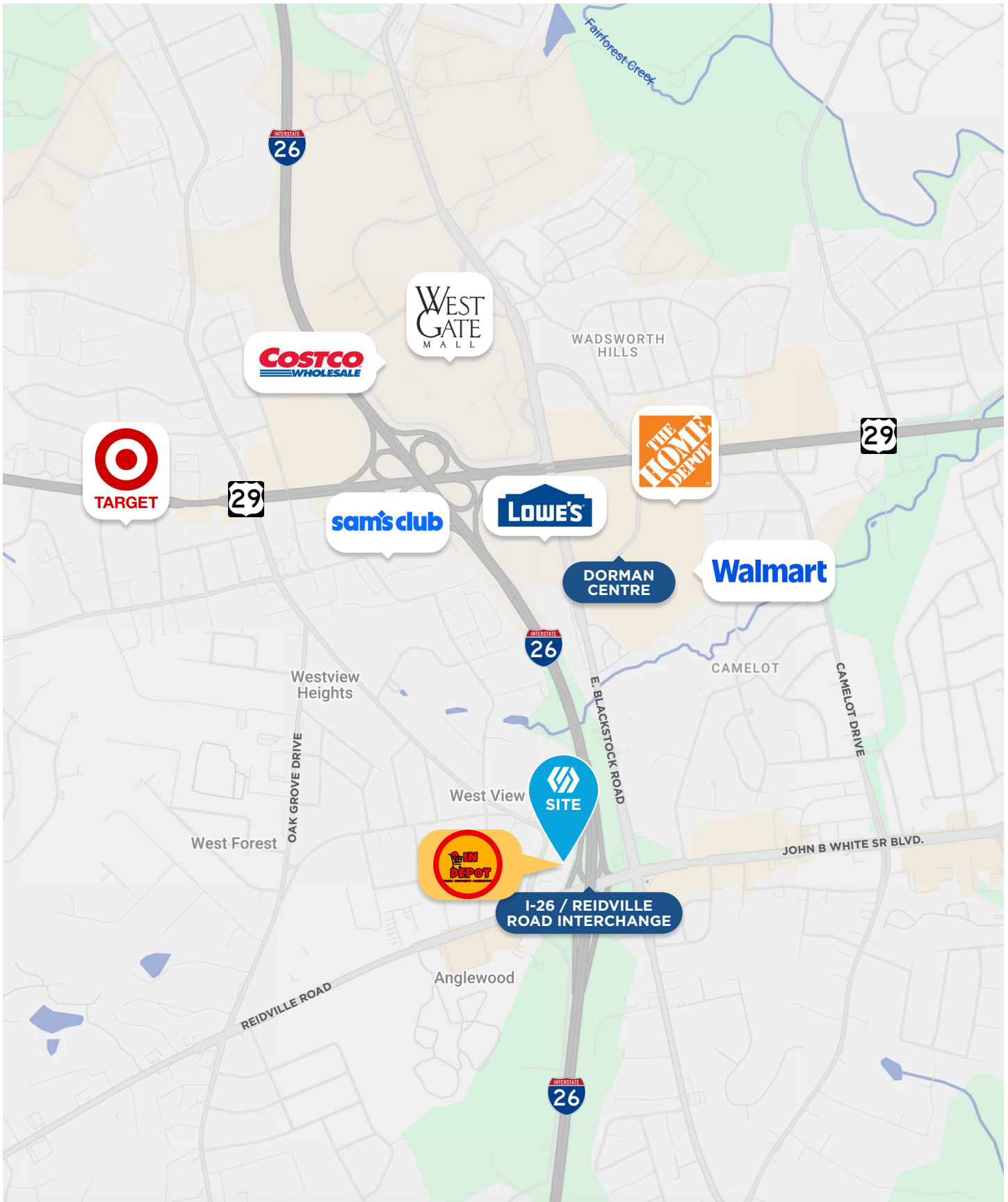
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LOCATION



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REAL RELATIONSHIPS, NOT JUST REAL ESTATE

VERDAE OFFICE

340 Rocky Slope Road
Suite 302
Greenville, SC 29607

DOWNTOWN OFFICE

117 Williams Street
Greenville, SC 29601

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All property information is subject to change or withdrawal without notice.