

Your Next Storefront Ready to Open

Turnkey 722 SF retail suite in a gas-station-anchored strip • 2706B Cannons Campground Rd, Spartanburg, SC 29307

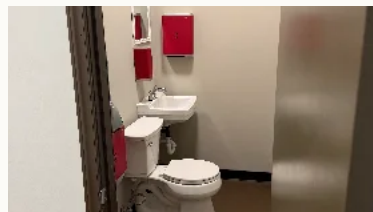


OVERVIEW

A rare move-in-ready retail suite where the traffic is already there. Unit 2706B sits in a busy strip anchored by Fast Fuel — a convenience store and fuel stop that pulls customers to the property all day — and shares the center with Nana's Soul Food & Catering, a popular local kitchen. This isn't a space you have to drive people to; they're already in the lot. Add your sign and open for business.

LOCATION & TRAFFIC

Positioned on Cannons Campground Road in east Spartanburg, the center draws steady daily traffic from fuel customers, the lunch-and-dinner crowd next door, and nearby daytime employers. Dedicated parking sits right at the front door, and full storefront glass keeps your business on display to everyone who pulls in.



THE SPACE

- **722 SF** — efficient, low-overhead footprint
- Move-in ready: freshly painted, new LED lighting, sealed epoxy floors
- Full storefront glass frontage
- Private in-suite restroom
- Dedicated HVAC and private electrical panel — you control your own space
- Dedicated front-door parking
- No build-out required

IDEAL FOR

Food-to-go

Deli / bakery

Phone & electronics repair

Barber

Nails & beauty

Tax prep

Insurance & financial services

Specialty market

Small office or studio

RENT

\$1,595 / month
PLUS UTILITIES

LEASE TYPE

MODIFIED GROSS

SIZE

722 SF
Unit 2706B

AVAILABILITY

Available now

Tour this space — call to schedule a walkthrough.

EMG Commercial LLC

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