

AVAILABLE FOR SALE
OR LEASE
± 3,831 SF

203 HILLCREST DR
Laurens, SC 29360



Taylor Martin

Senior Advisor

taylor@freedomcommercialre.com

864.504.0074



Cayden Slobotski

Associate Advisor

cayden@freedomcommercialre.com

864.230.0105

PROPERTY DESCRIPTION | 203 Hillcrest Dr Laurens, SC 29360



--Location Details--

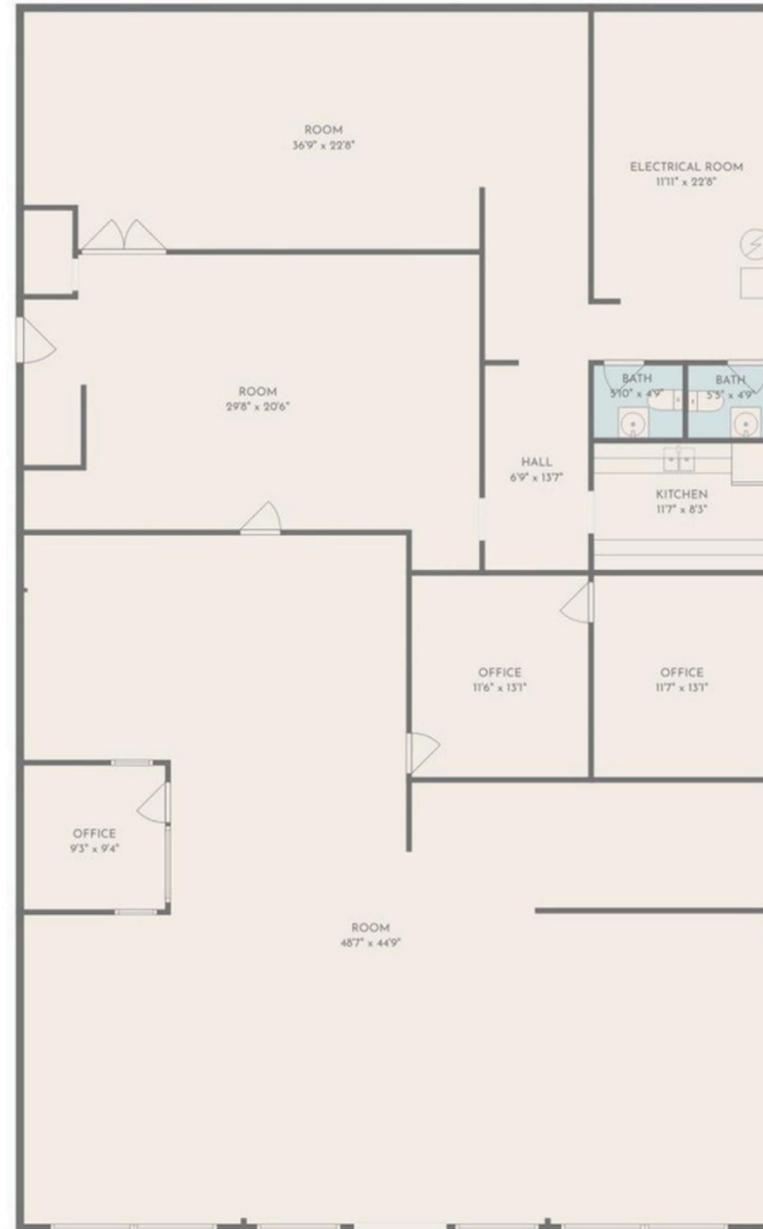
- **±3,831 SF retail space available.**
- **Available: Now**
- **Highly visible retail location.**
- **±12k VPD Traffic count on Hillcrest Drive.**
- **±4 miles access to nearby i-385.**
- **Laurens County**
- **NNN: \$1.50 per SF**

Asking Price	\$350,000
Lease Rate	\$8/SF NNN
Square Footage	±3,831 SF
Use	Retail
Delivery Date	Available Now

ADDITIONAL PHOTOS | 203 Hillcrest Dr Laurens, SC 29360



FLOOR PLAN | 203 Hillcrest Dr Laurens, SC 29360



TOTAL: 3831 sq. ft
FLOOR 1: 3831 sq. ft

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

LISTING TEAM

Exclusively Marketed by: Freedom Commercial, LLC



Taylor Martin
Senior Advisor
864.504.0074
taylor@freedomcommercialre.com



Cayden Slobotski
Associate Advisor
864.230.0105
cayden@freedomcommercialre.com

DISCLAIMER

The information contained herein is not a substitute for a thorough due diligence investigation. Freedom Commercial has not made any investigation and makes no warranty or representation with respect to the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this offering material has been obtained from sources we believe reliable; however, Freedom Commercial has not verified, and will not verify, any of the information contained herein, nor has Freedom Commercial conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All interested parties must take appropriate measures to verify all the information set forth herein. Interested parties shall be responsible for their costs and expenses of investigating the subject property.

203 HILLCREST DR
Laurens, SC 29360