

# FOR LEASE

108 Fleming Street | Laurens, SC 29360

±5,000 SF Retail Suite in Laurens, SC



# Executive Summary

108 Fleming Street | Laurens, SC 29360

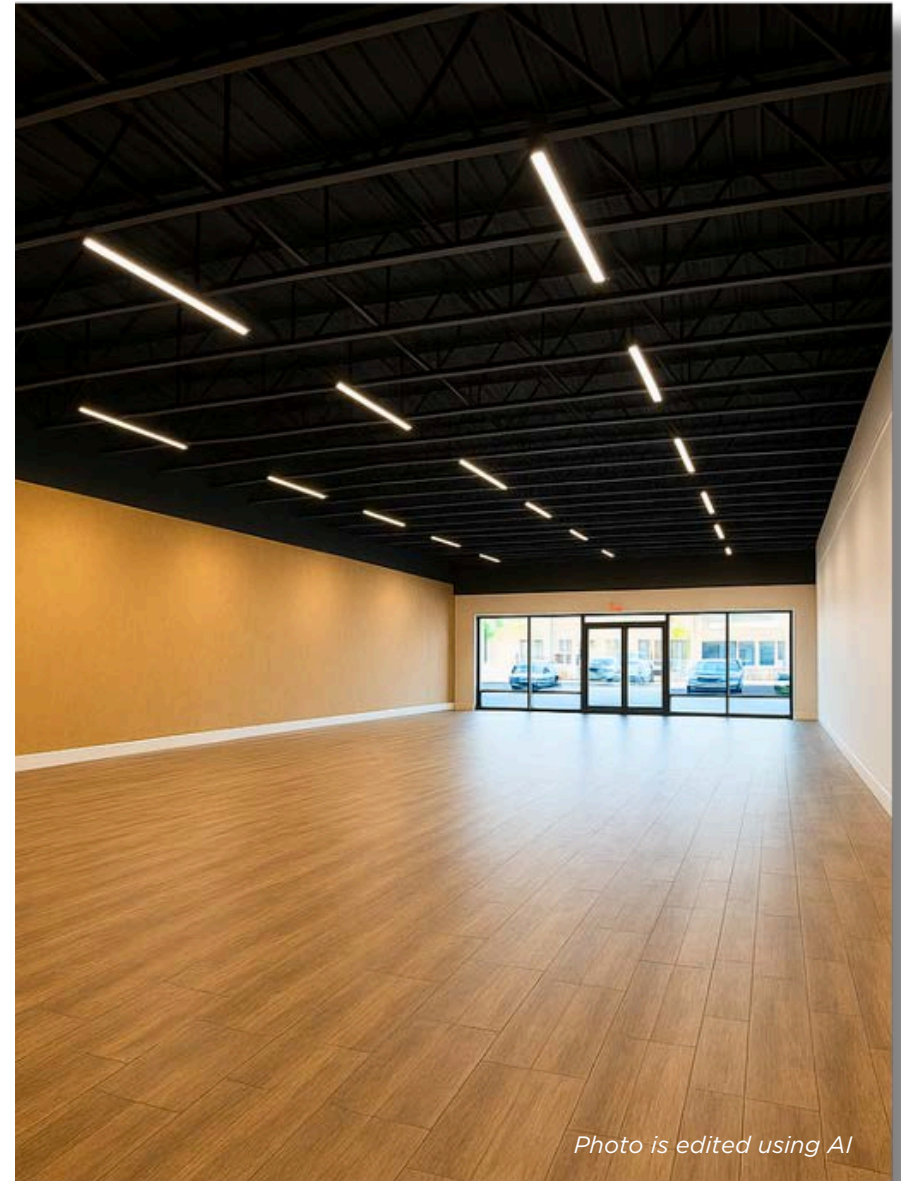
## Property Highlights:

- Two (2) Restrooms
- Ceiling clearance: ± 12'
- Ample parking
- Great access
- High visibility
- New roof (2024)
- Located at the signalized intersection of Fleming St and Hwy 221
- Situated beside Little River Walking Trail
- Traffic Counts:
  - ±10,800 VPD on Fleming Street
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- Rapidly growing market
- Owner will offer a TI allowance

## Offering Summary

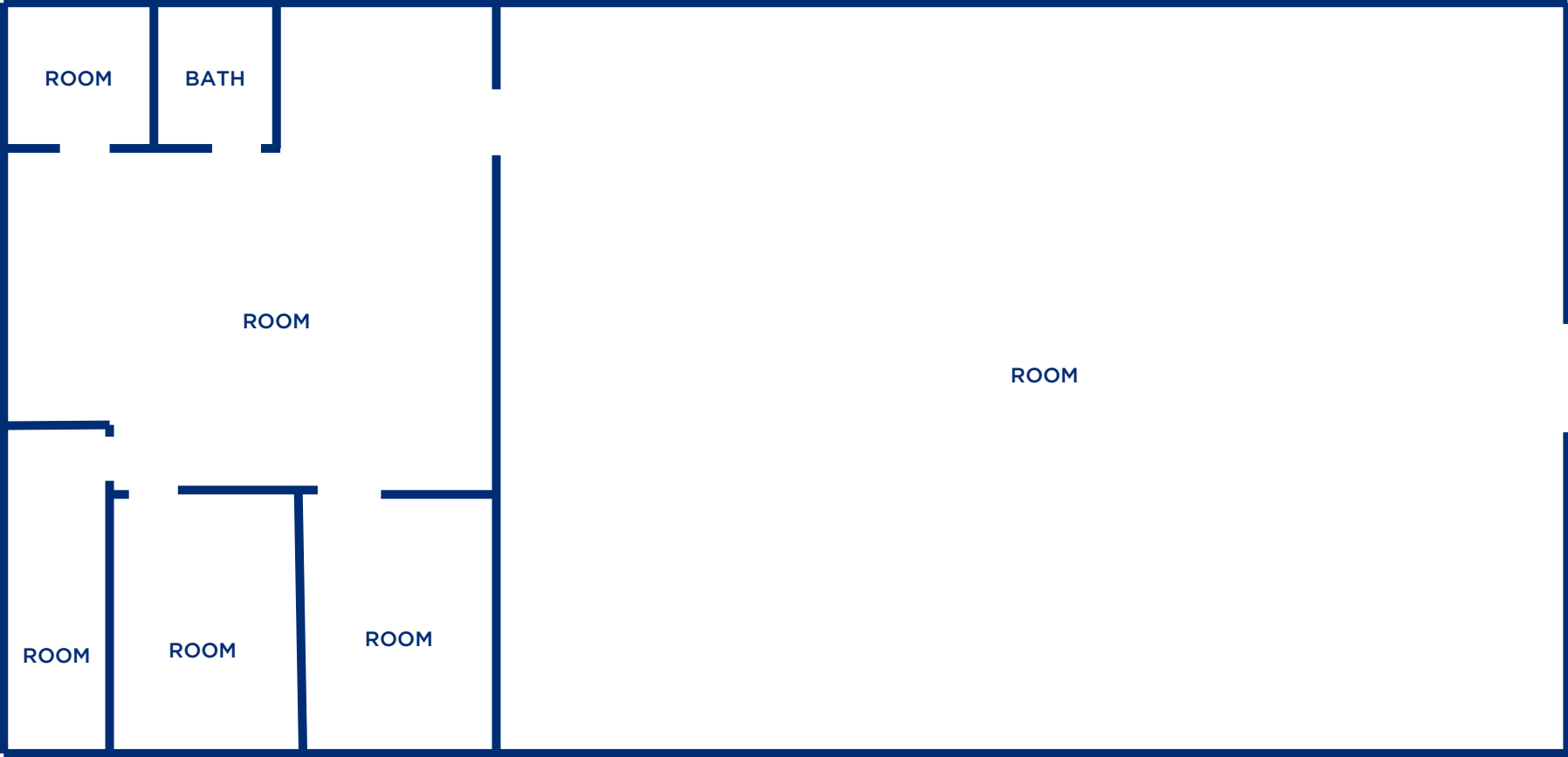
<b>Suite Size:</b>	±5,000 SF
<b>Lease Rate:</b>	\$12/SF
<b>Lease Type:</b>	NNN

*Square footage, taxes, utilities, and lot dimensions to be verified by Tenant and/or Tenant's agent*



*Photo is edited using AI*

# Floor Plan



# Map

Laurens, SC



# Contact Information

Reedy Property Group

## WE KNOW THE MARKET BECAUSE WE'RE INVESTED HERE TOO

At Reedy Commercial, we care about the why behind a commercial property as much as the what.

That's because we believe resilient communities, and portfolios that weather any market, start with people who have a vision beyond a quick profit.

Our network is as valuable as our net worth because this is our market, too.

We're invested in every asset class of commercial real estate right where our roots run deepest. That's how we uncover powerful investments in unexpected locations that yield incredible returns. It's why our clients trust us over the latest trends. And, it's what ignites our deepest passion - turning real estate investments into legacies.



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