basecamp

UPSTATE SPINE & SPORT
SPRUCE | MD INTEGRATIVE MEDICINE
ALLOY
HOTWORX
The 07

Ackley Rd.

Laurens Rd

Laurens Rd

Site

±27,600 VPD

Laurens Rd

D⬤BLE STAMP BREWERY
HOLLAND PARK GREENVILLE, SC
FieryRon's HOME TEAM BBQ
FLYING RABBIT ADVENTURES

Swamp Rabbit Trail

FOR LEASE

1012 Laurens Road

Retail pad: ground lease or build-to-suit

AVISON YOUNG
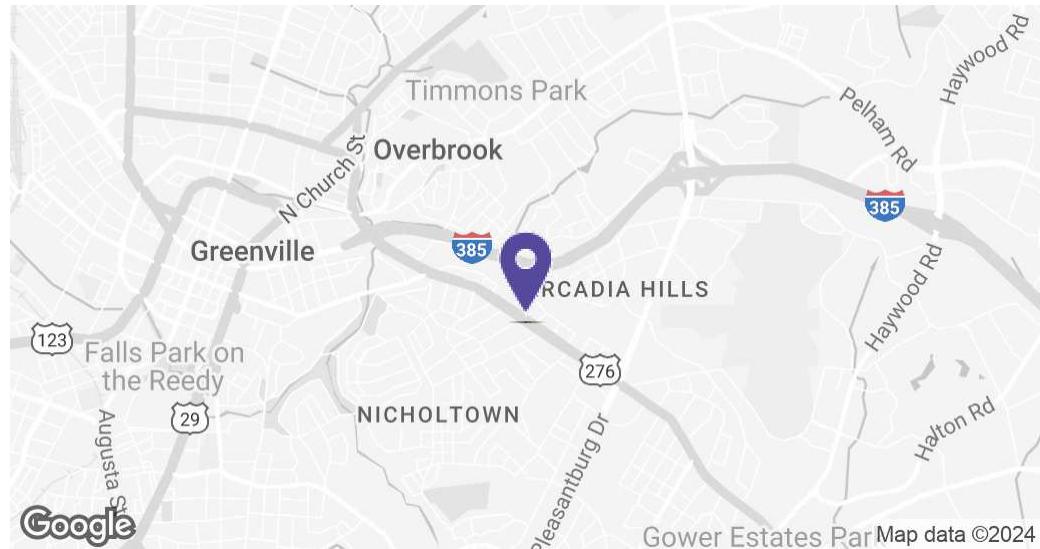
Offering Summary

Lease Rate:	Negotiable
Available SF:	3,500 SF
Lot Size:	0.72 Acres
Zoning:	MX-2

Property Highlights

- 0.72-acre build-to-suit or ground lease opportunity
- Located adjacent to the new Holland Park and Basecamp developments
- Situated at a highly visible signalized intersection on Laurens Road
- Close proximity to the new Swamp Rabbit Trail extension

AVISON YOUNG

James McKay
Vice President - Retail Team
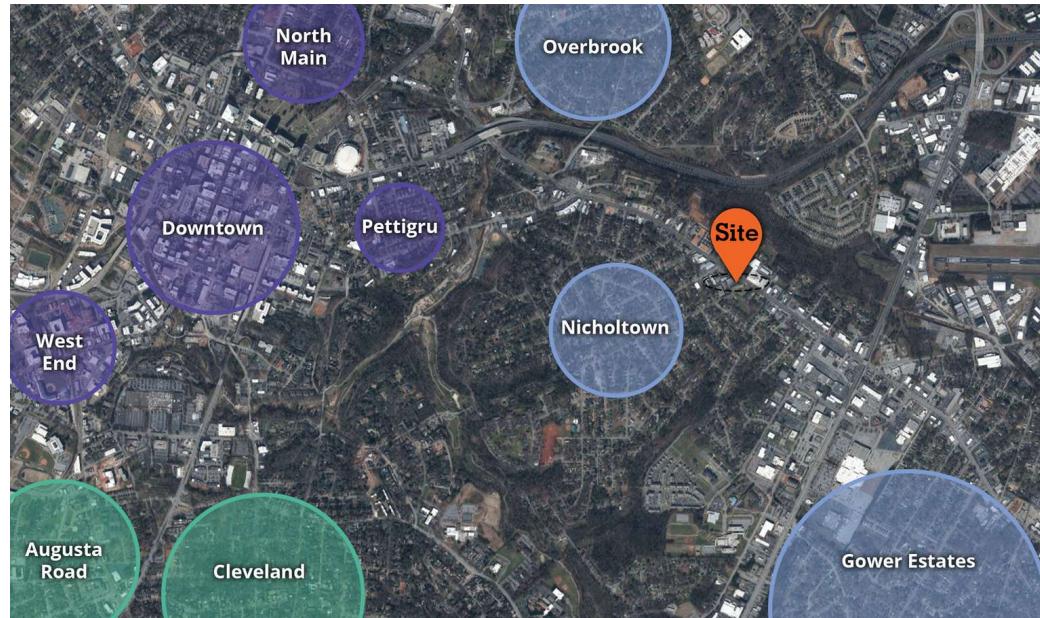D 864 448 0628
james.mckay@avisonyoung.com

Population	1 Mile	3 Miles	5 Miles
Total Population	8,327	71,561	164,416
Average Age	38.7	37.3	37.7
Average Age (Male)	34.5	36.5	36.4
Average Age (Female)	43.4	38.5	38.8

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	4,503	35,590	76,902
# of Persons per HH	1.8	2.0	2.1
Average HH Income	$51,625	$90,823	$78,202
Average House Value	$210,762	$302,529	$235,206

Traffic Counts

±27,600/day

* Demographic data derived from 2020 ACS - US Census

James McKay
Vice President - Retail Team
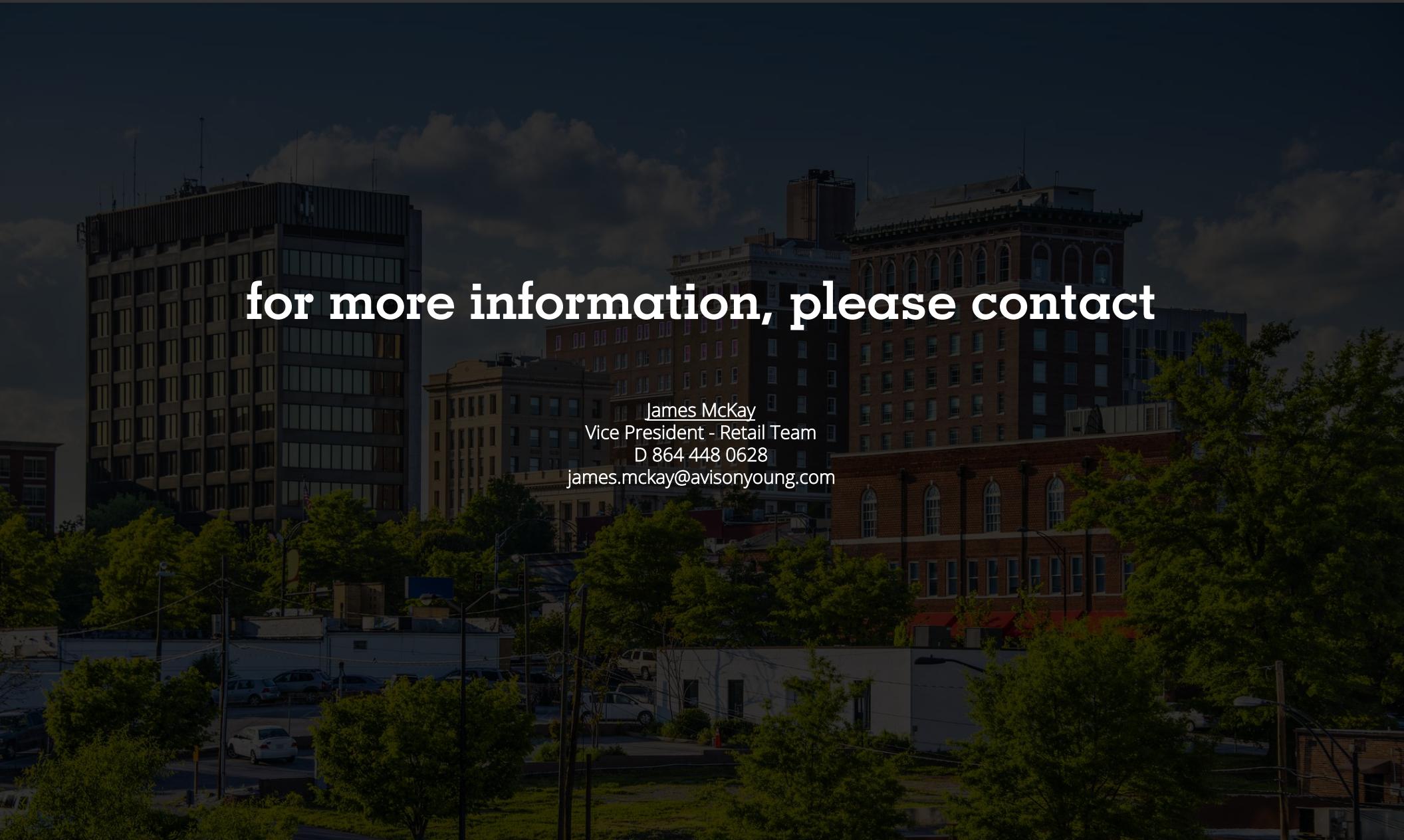D 864 448 0628
james.mckay@avisonyoung.com

AVISON YOUNG

James McKay
Vice President - Retail Team
D 864 448 0628
james.mckay@avisonyoung.com

Avison Young - Greenville | 656 S Main Street, Suite 200 | Greenville, SC 29601 | 864 334 4145

© 2024. Avison Young - Greenville. Information contained herein was obtained from sources deemed reliable and, while thought to be correct, have not been verified. Avison Young - Greenville does not guarantee the accuracy or completeness of the information presented, nor assumes any responsibility or liability for any errors or omissions therein.

for more information, please contact

James McKay
Vice President - Retail Team
D 864 448 0628
james.mckay@avisonyoung.com

AVISON
YOUNG