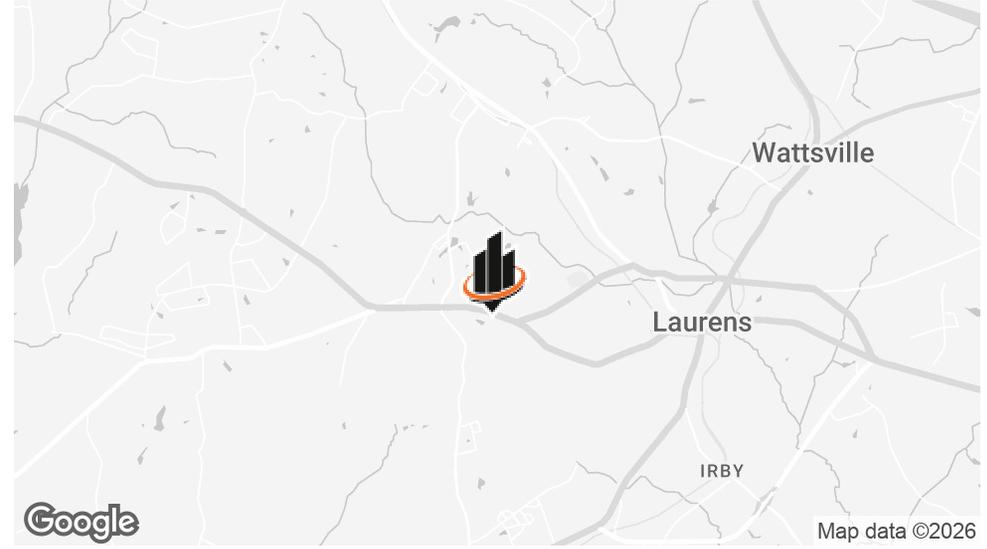


## PROPERTY SUMMARY



## OFFERING SUMMARY

<b>SALE PRICE:</b>	\$1,267,550
<b>LOT SIZE:</b>	±12.54 Acres
<b>PRICE / ACRE:</b>	\$101,081
<b>ZONING:</b>	LC - Limited Commercial
<b>MARKET:</b>	Greenville, SC MSA
<b>SUBMARKET:</b>	Laurens
<b>TRAFFIC COUNT:</b>	±10,200
<b>APN:</b>	906-06-02-031, 906-06-02-030

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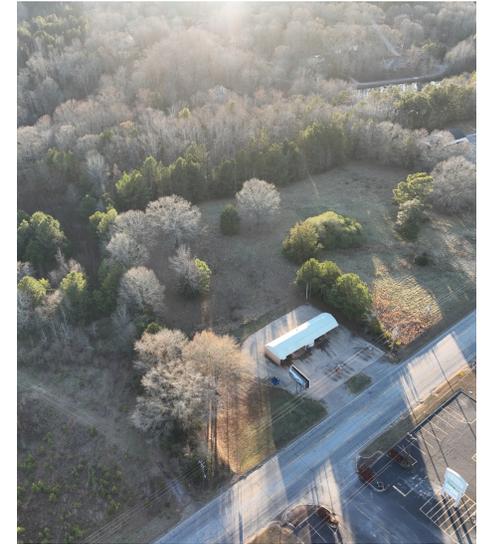
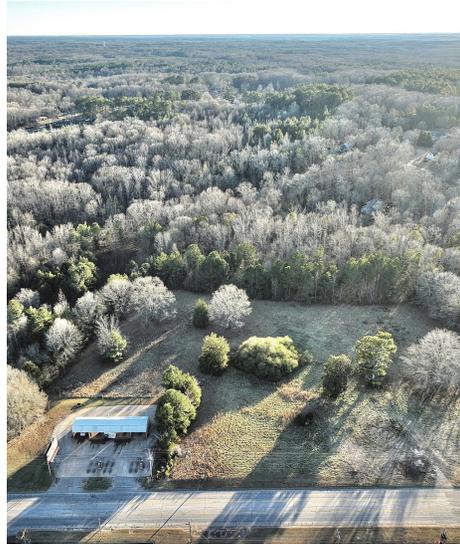
## PROPERTY OVERVIEW

Reedy River Retail at SVN | Palmetto is pleased to present an opportunity to purchase this ±12.54 AC site located in an "Opportunity Zone" at 1513 W Main St in Laurens, SC. Site is in very close proximity to multiple residential developments consisting of ±934 new single-family homes. This site is adjacent to an existing retail center that recently underwent a substantial remodel, anchored by a brand new Big Air Trampoline Park, several local restaurants, a fitness center and Dollar Tree. The property is ±1 mile from Laurens District 55 High School. In addition to the single-family homes currently under construction, there are ±3,500 additional homes in varying stages of development in and around the Laurens market.

## PROPERTY HIGHLIGHTS

- Large Commercial Development Opportunity located on a commerce corridor in the vastly expanding sub-market of the Greenville MSA.
- West Main Street Traffic Count ±10,200 VPD
- ±2 miles from Laurens' iconic Historic Square/Downtown District
- 1 mile from Laurens District 55 High School
- Additional contiguous acreage totaling ±.52 AC also available for expansion of site(contact for details)
- Site is included in the Connecting Laurens initiative, a community enhancement plan including public parks,

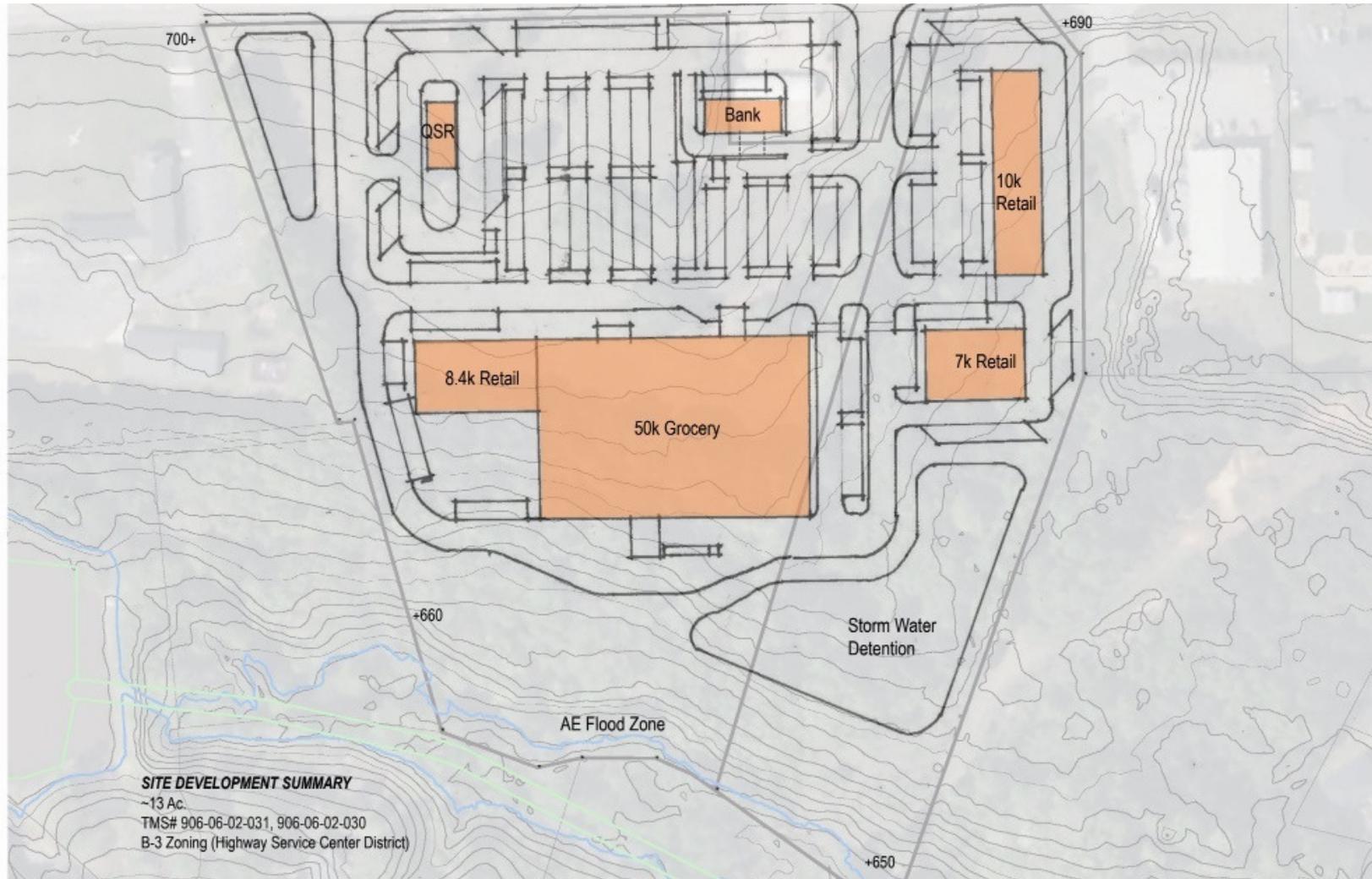
## ADDITIONAL PHOTOS



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# SITE PLAN (CONCEPTUAL)



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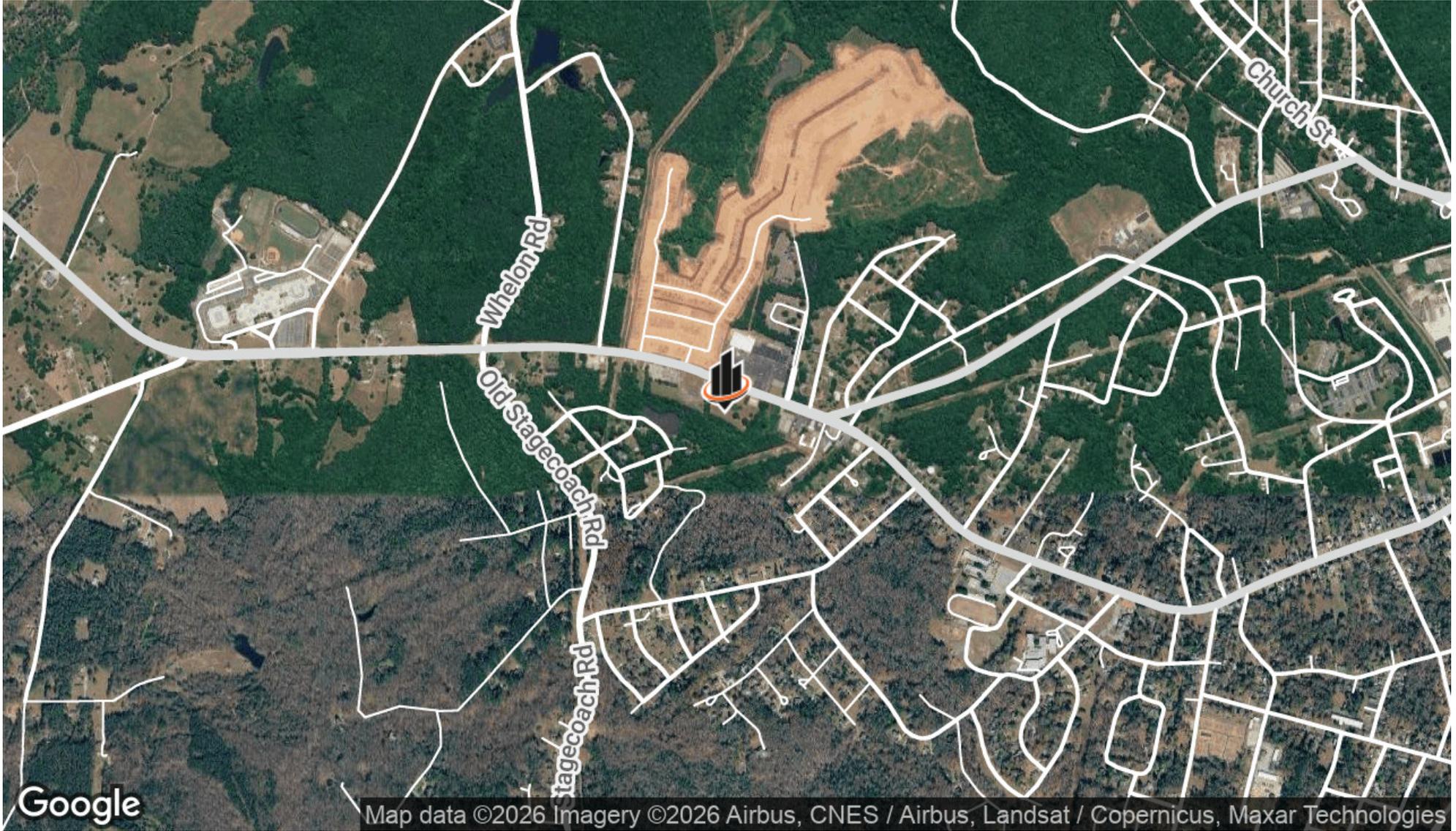
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**WEST MAIN SHOPPING VILLAGE**

SVN | REEDY RIVER RETAIL  
LAURENS, SOUTH CAROLINA

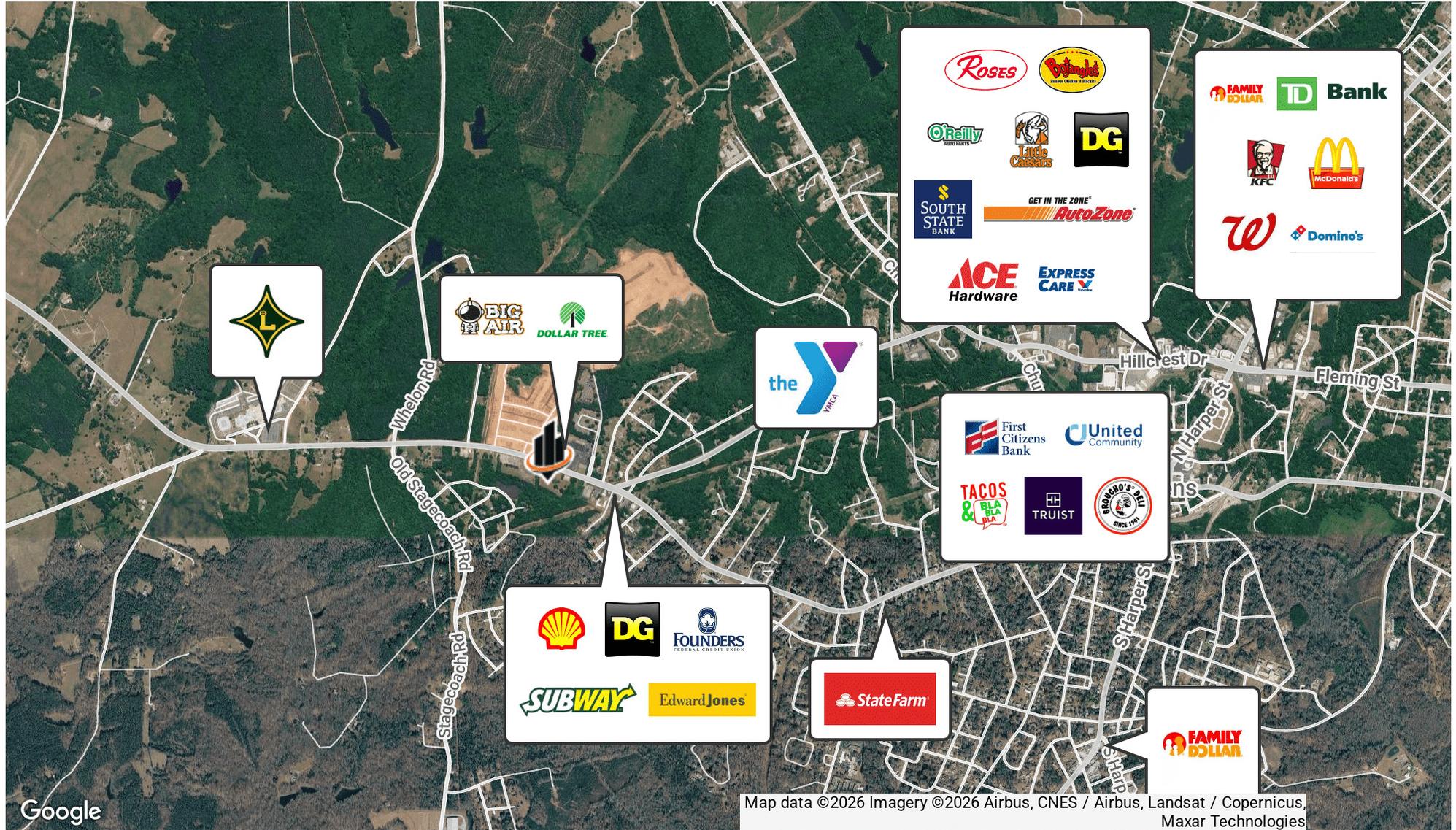
# LOCATION MAP



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# RETAILER MAP



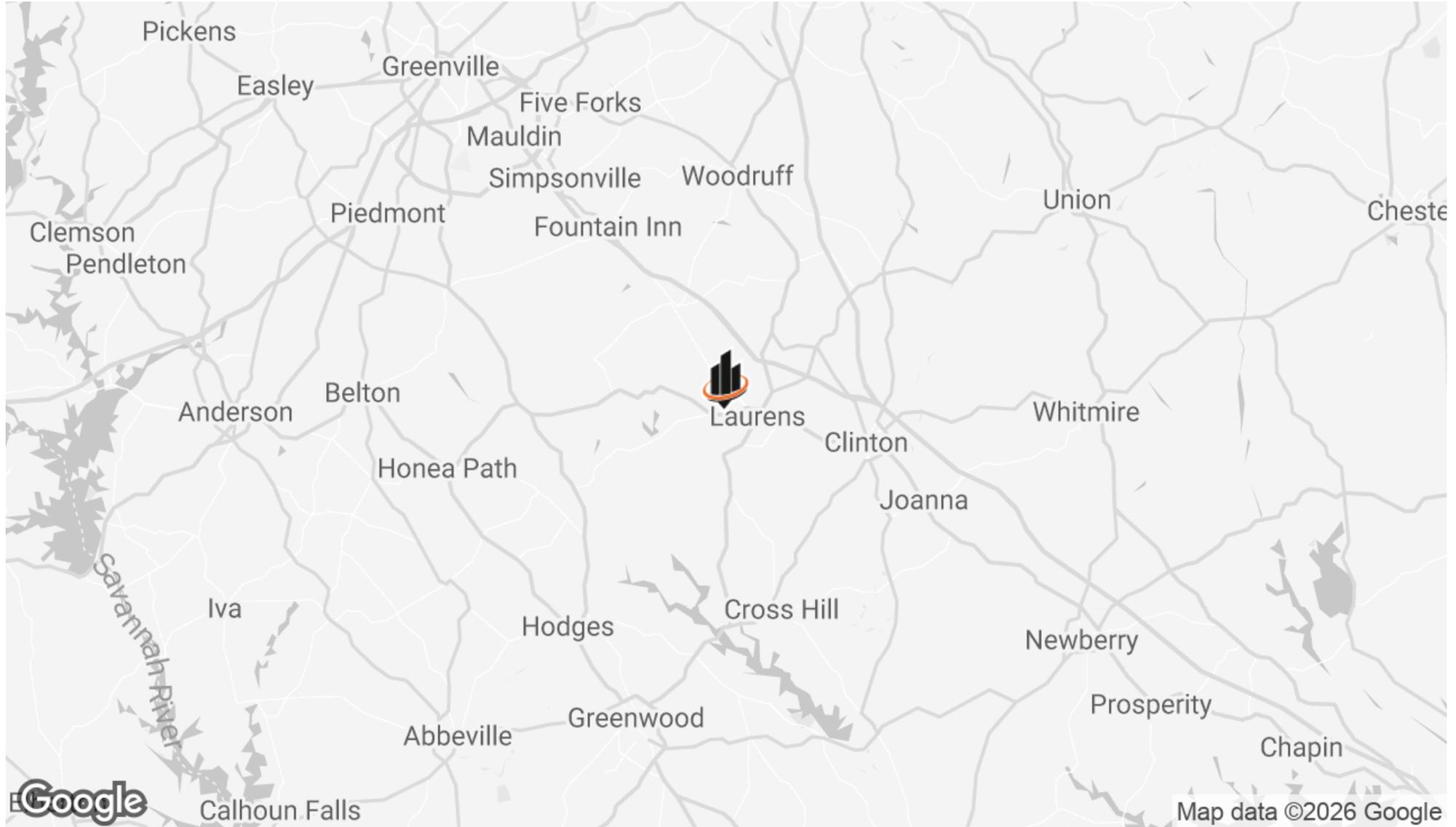
Google

Map data ©2026 Imagery ©2026 Airbus, CNES / Airbus, Landsat / Copernicus, Maxar Technologies

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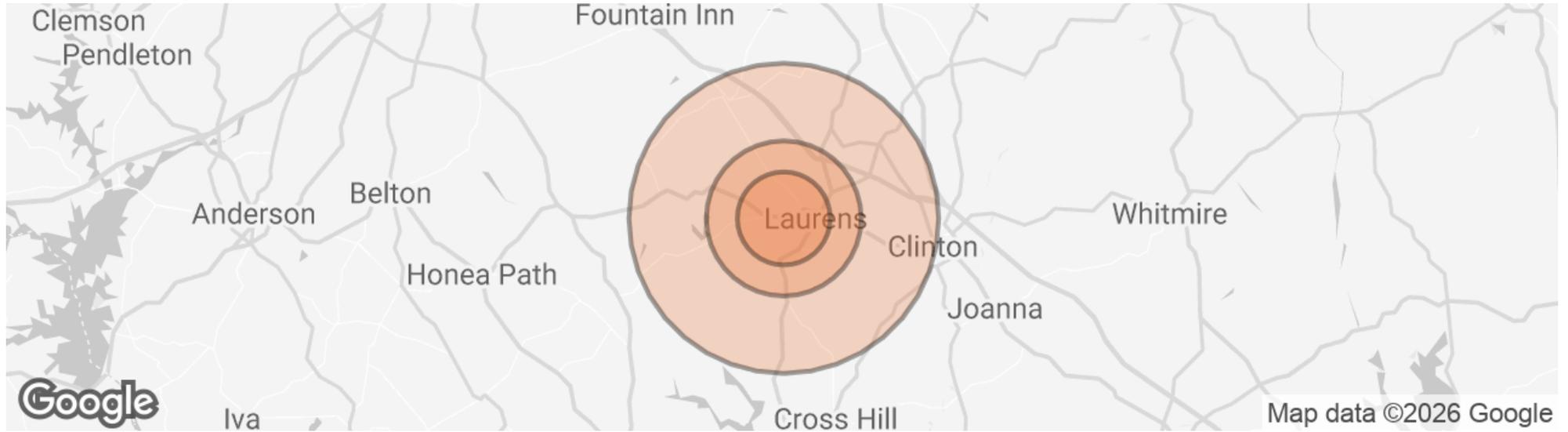
## REGIONAL MAP



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# DEMOGRAPHICS MAP & REPORT



\* Demographic data derived from Sitieseer

DEMOGRAPHIC INFORMATION	3 MILES	5 MILES	10 MILES
TOTAL POPULATION	±11,341	±17,545	±38,509
GROWTH ESTIMATE (2028)	±.7%	±.9%	±1.6%
AVERAGE AGE	±42.6	±41.0	±42.4
AVERAGE HH INCOME	±\$80,077	±\$78,967	±\$78,382
MEDIAN HOME VALUE	±\$269,149	±\$264,965	±\$254,055
EMPLOYMENT, POP 16+	±9,156	±14,153	±31,466

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# REEDY RIVER RETAIL

SPECIALIZED RETAIL BROKERAGE TEAM



In 2018, Dustin and Daniel left their teaching careers to pursue commercial real estate, quickly building one of the top retail brokerage teams in the Upstate. They prioritize relationship-building, client education, and delivering value through hard work and creativity.

The team has expanded to include additional advisors Chris Philbrick, Brett Mitchell, and Stephan Thomas, along with administrative and marketing support from Angie Looney.

Specializing in investment sales, landlord/tenant representation, and development, their focus on retail brokerage instills confidence in their clients. With the support of the SVN network of over 220 offices, Reedy River Retail has gained national recognition.

330 Pelham Rd. Ste 100A  
Greenville, SC 29615



INVESTMENTS - LANDLORD REPRESENTATION - TENANT REPRESENTATION - DEVELOPMENT

# REEDY RIVER RETAIL at SVN PALMETTO'S SOUTHEAST REACH

GREENVILLE



CHARLESTON



CHARLOTTE



## WHAT OUR CLIENTS ARE SAYING...

"I can't imagine my journey without Dustin and Daniel. These guys are very relationship-driven and not transactional-based. Their passion for the business shines by the way they work for their clients."

- David Simmons, Franchisee of Voodoo Brewery

"We started working with Dustin and Daniel about a year ago, but their reputation certainly preceded them. They were presented to us as the "young and hungry" power brokers who wanted to talk less, and prove themselves with results. They are proactive, resourceful, and tenacious. More importantly, they're honest and just a blast to work with!"

- Nauman Panjwani, VP of SNS Properties

## NOTABLE CLIENTS & RECENT TRANSACTIONS WITHIN THE SOUTHEAST





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