

basecamp



UPSTATE
SPINE & SPORT



The
07



SPRUCEIMD
INTEGRATIVE MEDICINE

Laurens Rd

±27,600 VPD

Ackley Rd.

Site

Laurens Rd



Swamp Rabbit Trail

FOR LEASE

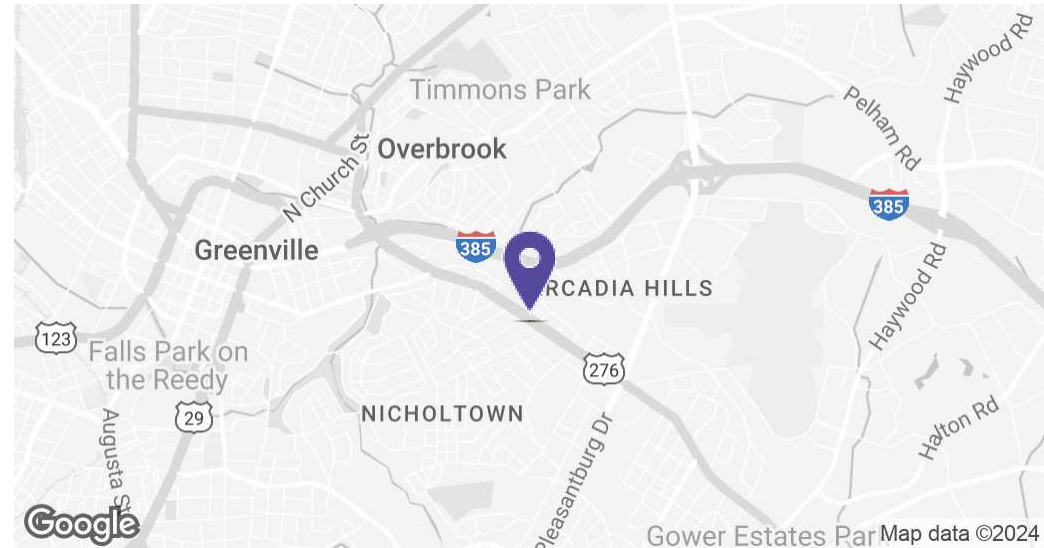
1012 Laurens Road

Retail pad: ground lease or build-to-suit

AVISON
YOUNG

Retail property for lease

1012 Laurens Road



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



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Demographics

1012 Laurens Road

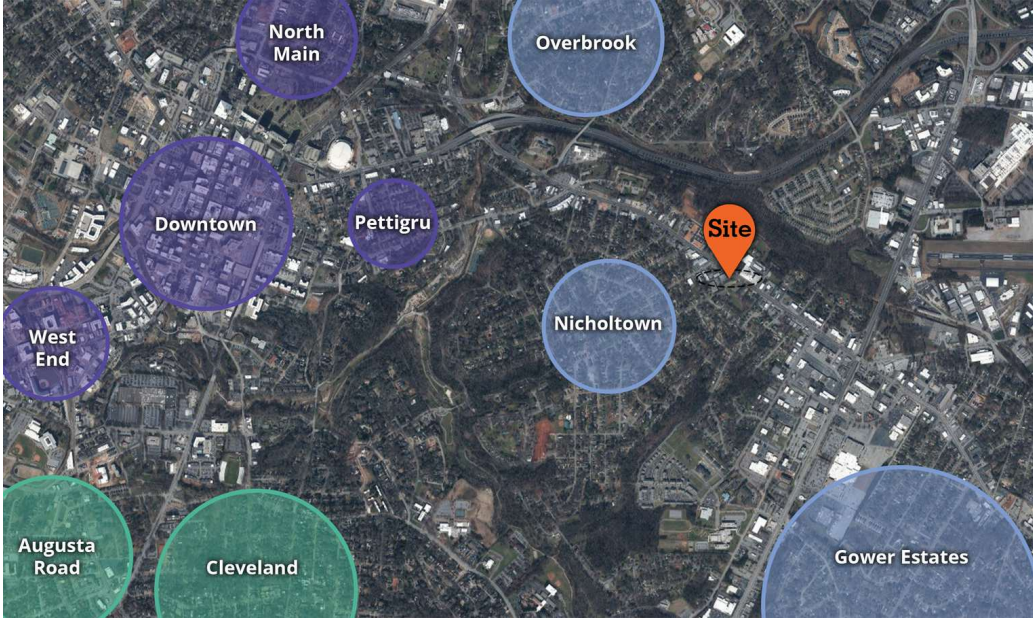
Population	1 Mile	3 Miles	5 Miles
Total Population	8,327	71,561	164,416
Average Age	38.7	37.3	37.7
Average Age (Male)	34.5	36.5	36.4
Average Age (Female)	43.4	38.5	38.8

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

Laurens Road	±27,600/day
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* Demographic data derived from 2020 ACS - US Census



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