



# FOR SALE \$2,500,000

517 & 605 Laurens Rd Greenville SC 29607



In Association with Carolina Moves LLC | A Licensed South Carolina Broker

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517 & 605 Laurens Rd  
Greenville SC, 29607

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# Property Overview

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**Price: \$2,500,000**

**Address: 605 Laurens Rd, Greenville, SC 29607**

**Total GLA: ± 6,101 SF**

**Accessibility:** Convenient access to downtown Greenville, major retail centers, and surrounding residential communities

**Address: 517 Laurens Rd, Greenville, SC 29607**

**Total GLA: ± 2,017 SF**

These two neighboring commercial properties provide flexibility for investors or businesses looking to secure a presence along Laurens Road. Whether acquired together or evaluated for future redevelopment potential, the properties offer strong positioning within a highly traveled corridor.

# Prime Flex/Development Opportunity on Laurens Road

*Located along Laurens Road, one of Greenville's most established commercial corridors, 517 & 605 Laurens Rd offers exceptional visibility and accessibility in a high-demand business district.*

- **High-Traffic Commercial Corridor** – Laurens Road is a major thoroughfare connecting downtown Greenville to the rapidly growing southeastern portion of the city, providing strong daily traffic exposure for businesses.
- **Strategic Central Location** – Just minutes from downtown Greenville with convenient access to major retail centers, residential neighborhoods, and key transportation routes.
- **Established Business Environment** – Surrounded by a mix of retail, service, and professional businesses that drive consistent customer activity throughout the area.
- **Growth & Redevelopment Corridor** – Laurens Road continues to see ongoing investment and redevelopment, increasing its long-term commercial value.
- **Rare Adjacent Property Opportunity** – The availability of two neighboring properties provides flexibility for expansion, multi-tenant investment, or future redevelopment.

# Prime Flex/Development Opportunity On Laurens Rd

## Why This Location Works

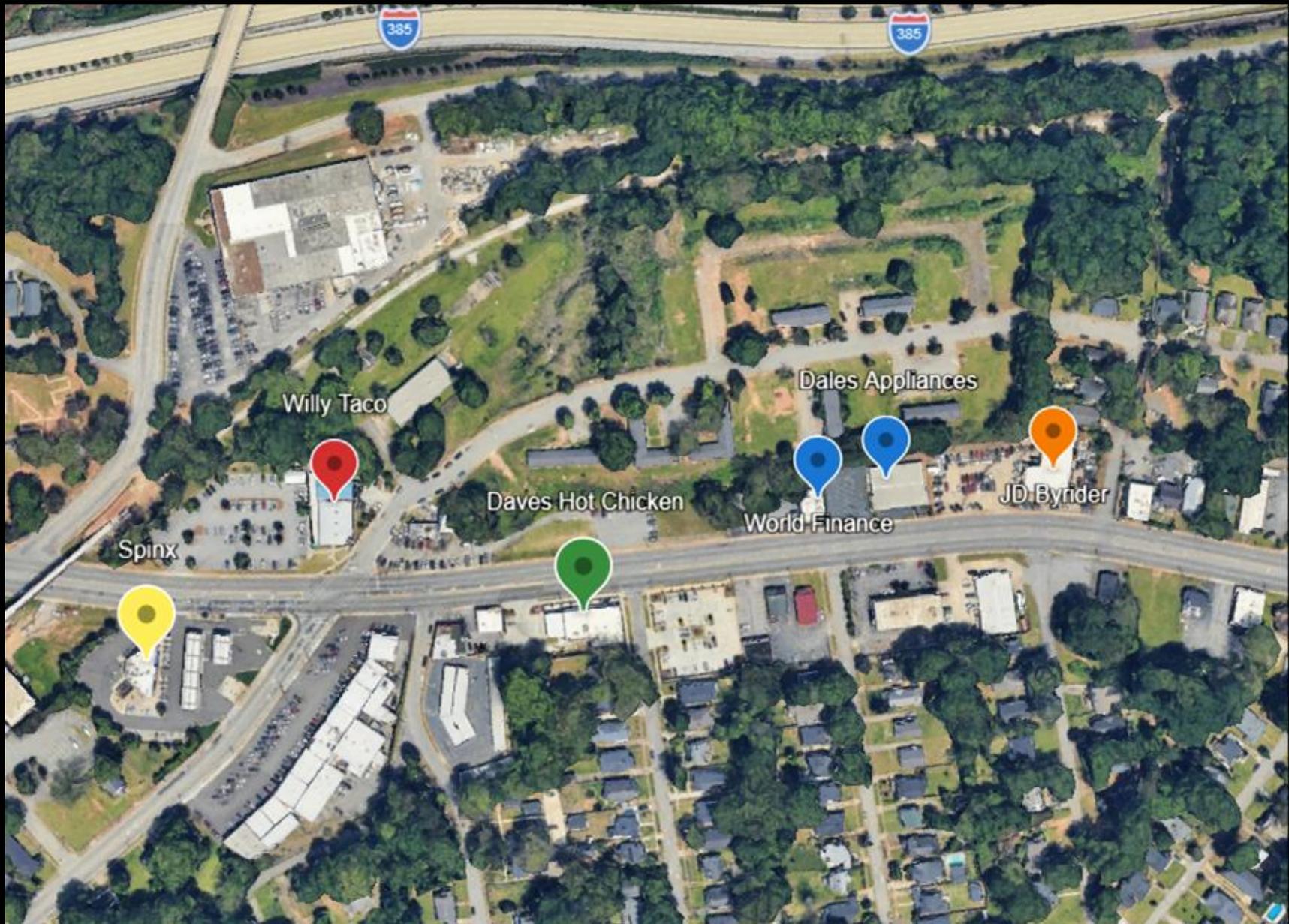
Downtown Greenville continues to experience strong growth, high tourism, and consistent local traffic. Being positioned along a primary route to I-385 means exposure to commuters entering and exiting the downtown core daily.

For businesses seeking:

- ✓ Brand visibility
- ✓ Two Adjacent Properties
- ✓ Established surrounding businesses
- ✓ Access to major traffic corridors
- ✓ Prestigious Downtown Greenville address

Located along the well-established **Laurens Road** corridor, **517 & 605 Laurens Rd** sits within one of the most active commercial and residential areas of **Greenville**. The surrounding area provides strong business demand driven by population growth, retail activity, and convenient access to the city's core.

# Property Photos | Surrounding Area



# Property Photos | Dales Sales & Services



# Property Photos | Dales Sales & Services

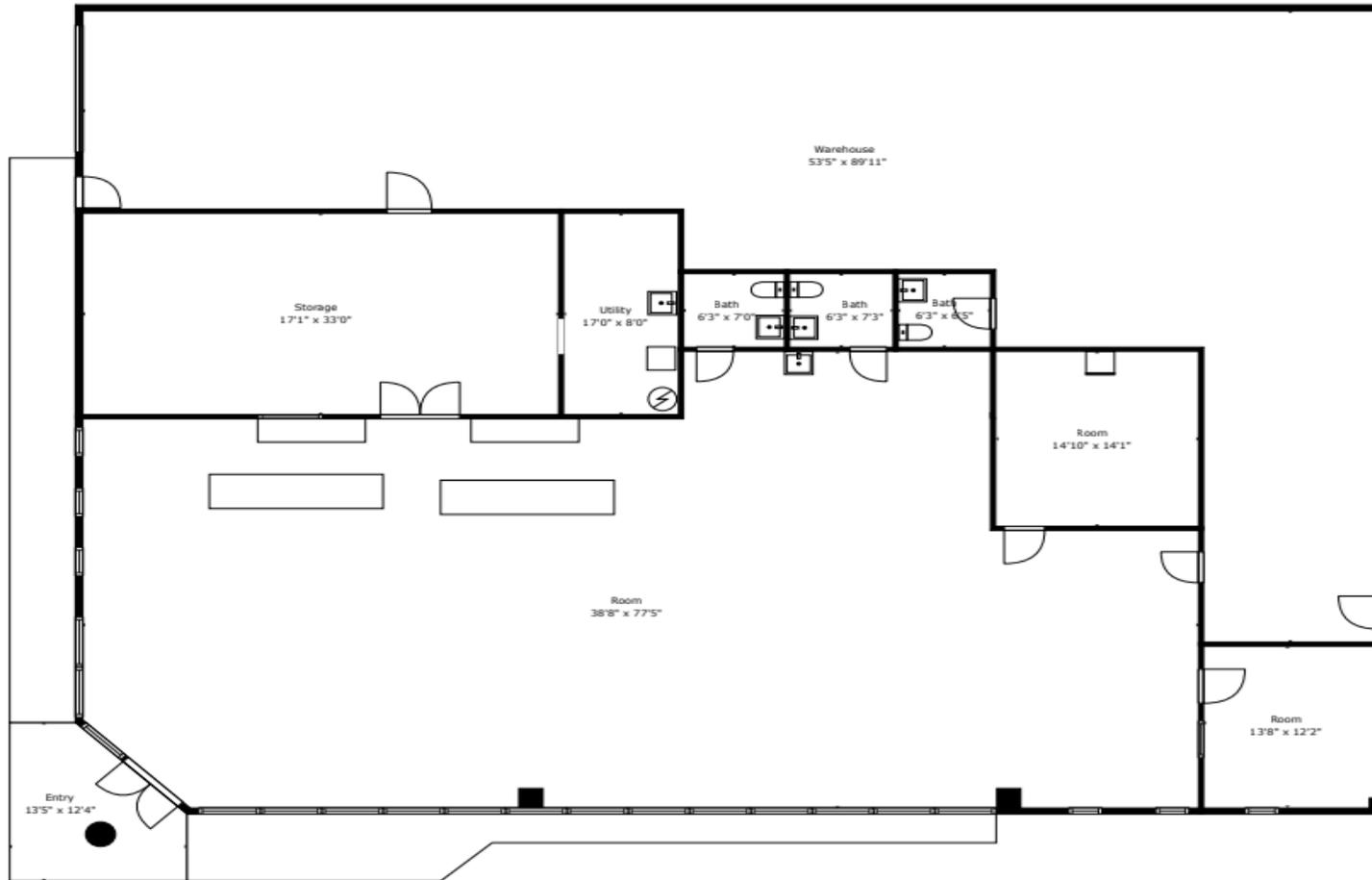


# Property Photos | Dales Sales & Services

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**Total GLA 6106**

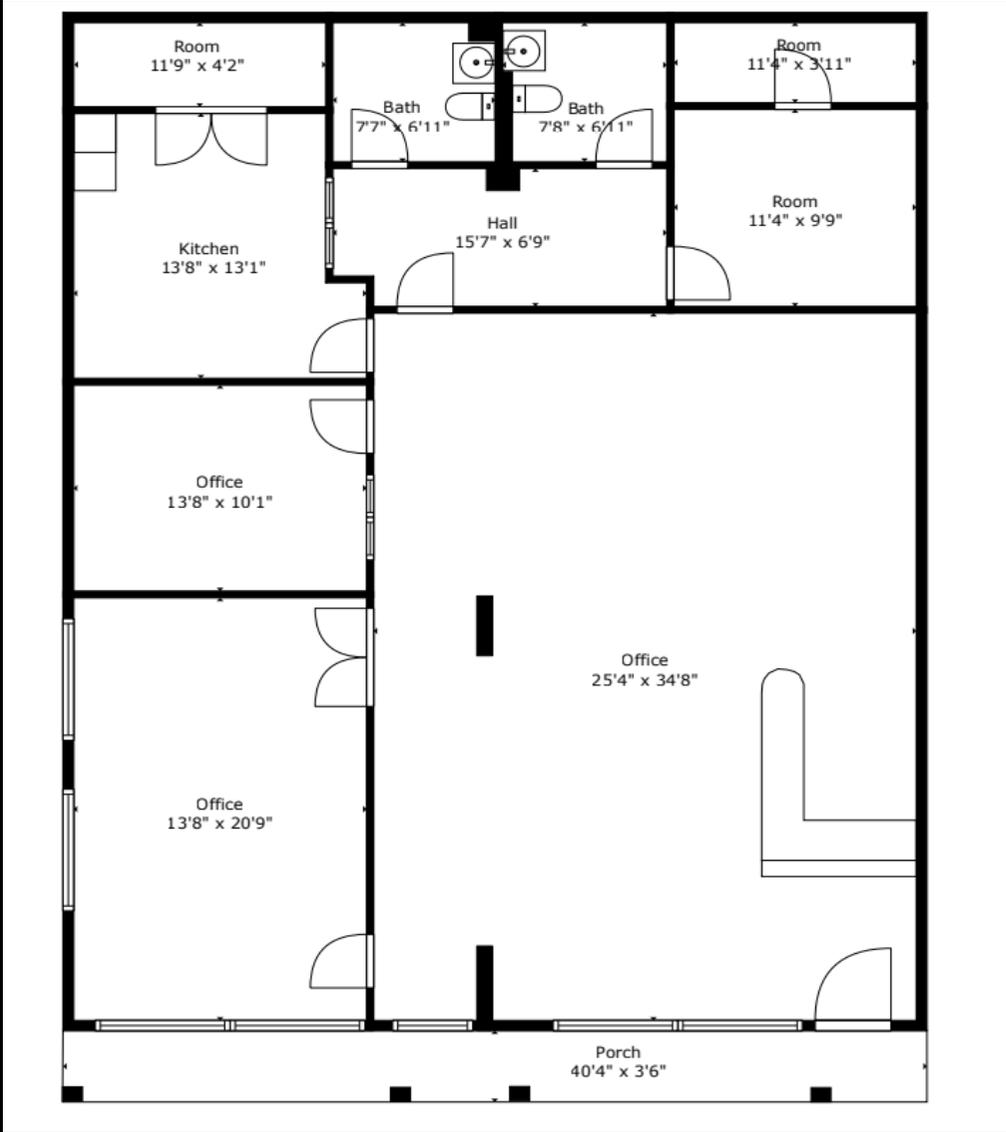
# Property Photos | World Finance



# Property Photos | World Finance



# Property Photos | World Finance



# Property Photos | World Finance



# Property Photos | Street View





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## Transaction Team



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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by The Founders Group in compliance with all applicable fair housing and equal opportunity laws.

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2. You will hold it and treat it in the strictest of confidence;
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner detrimental to the interest of the Sponsor.