



# 1,800 SF STOREFRONT ON HIGH TRAFFIC ROAD



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**Lease Rate:**  
**\$1,400 (Gross)**

345 W Main St  
Gray Court, SC

- Ideal Uses: Fitness Studio, Hardware Store, Auto-Parts, Barbershop, Office Space, Pharmacy, Medical Office (Dentist, Doctor, etc.), Boutique
- Features hardwood floors, historic brick walls & exposed rafters
- High Traffic & Visibility from Hwy 14 & Downtown Intersection



**HIGHWAY  
FRONTAGE**  
HWY 14 FRONTAGE



**LOCATION**  
IDEALLY SITUATED  
BETWEEN LAURENS  
AND FOUNTAIN INN



**MAJOR INTERSTATE  
ACCESS**  
±1.6 MILES TO I-385



**TRAFFIC COUNT**  
12,100 (VPD  
SCDOT 2023)

# PROPERTY OVERVIEW

PROPERTY NAME	345 W Main Street
TYPE	Retail/Office
TOTAL AVAILABLE SF	±1,800 SF
TAX MAP #	6121306100
COUNTY	Laurens
CITY LIMITS	Yes, Gray Court
ZONING	Commercial
YEAR BUILT	Est. 1901
CONSTRUCTION TYPE	Masonry

ROOF	TPO
SIGNAGE	Window and Building Facade
ROAD FRONTAGE	W Main St & Hwy 14
TRAFFIC COUNT	12,100 (VPD SCDOT 2023)
PARKING	Common Unassigned
RESTROOMS	Build-to-Suit
UTILITIES	Gas, Power, Water
MISC	Large Outdoor Community Courtyard Adjacent to Building

# POTENTIAL USES

**Ideal Uses:** Fitness Studio, Hardware Store, Auto-Parts, Barbershop, Office Space, Pharmacy, Medical Office (Dentist, Doctor, etc.), Boutique



Fitness Studio Concept

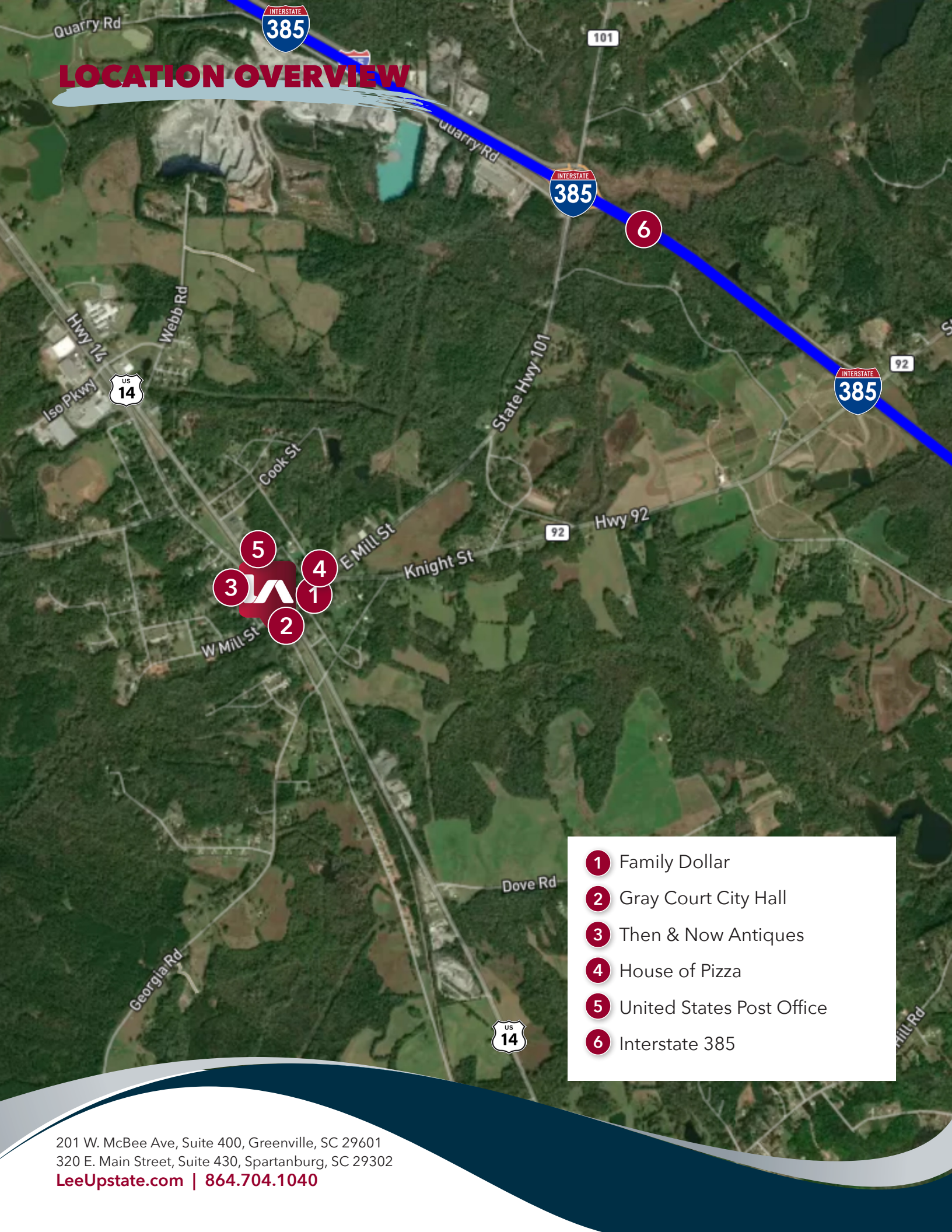


Office/Creative Space Concept





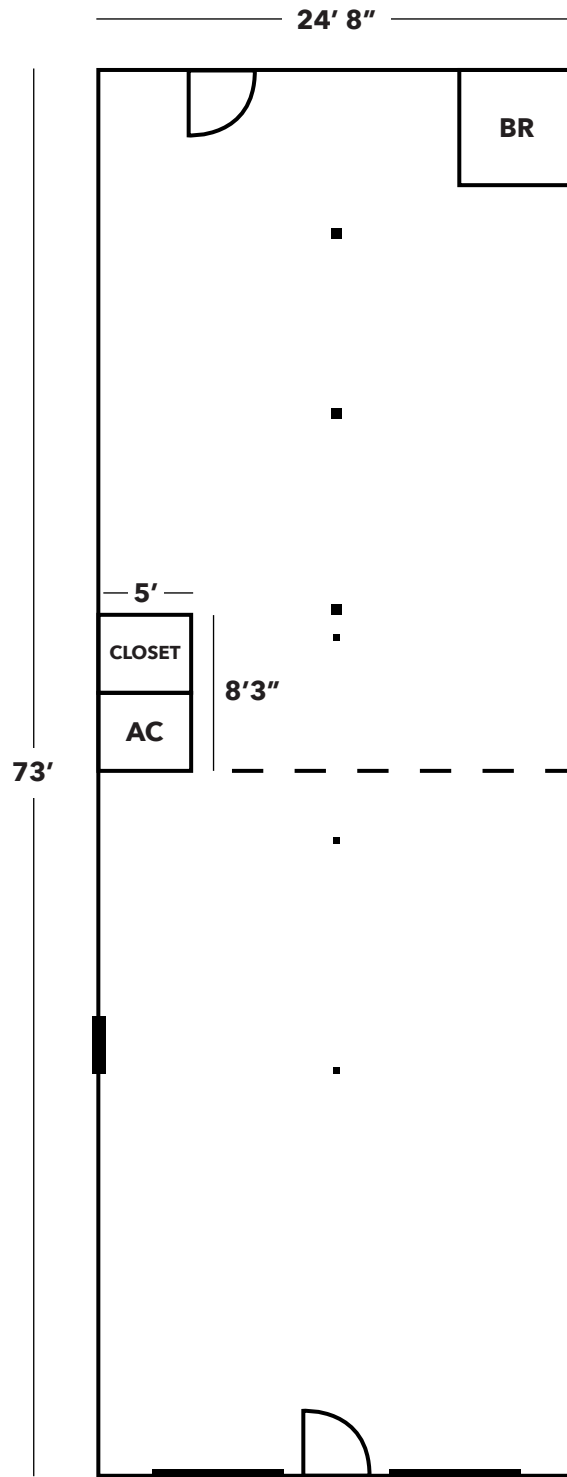
# LOCATION OVERVIEW



- 1 Family Dollar
- 2 Gray Court City Hall
- 3 Then & Now Antiques
- 4 House of Pizza
- 5 United States Post Office
- 6 Interstate 385

201 W. McBee Ave, Suite 400, Greenville, SC 29601  
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# FLOOR PLAN







Conceptual Fitness Studio

# LEARN MORE GIVE US A CALL



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