



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

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FOR SALE

501 Church Street

Laurens, South Carolina

**AVISON
YOUNG**



Sale Price	\$400,000
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Offering Summary

Building Size:	2,500 SF
Lot Size:	1.54 Acres
Price / SF:	\$160.00
Zoning:	B-3, Highway Service District
Traffic Count:	11,400

Property Overview

This office building, most recently home to United Community Bank, offers premier access, visibility and signage for an office or retail user. The property is situated less than a mile from City Hall and the heart of downtown Laurens. The building has been extremely well maintained and sits on 1.54 acres with 36 marked parking spaces on site. The current teller lanes could be used as a drive through or finished in for additional square footage.

Property Highlights

- Property offers high visibility and easy access to everything the town offers
- Perfectly positioned for businesses seeking convenient access for their customers
- Situated on bustling Church Street with ±11,400 VPD
- Excellent signage opportunity
- Located in an Opportunity Zone
- Income in place: United Community Bank plans to maintain their existing ATM on site. (ATM lease terms: \$1,000/month, 5 year term with one option to renew for an additional 5 years)



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Property photos

501 Church Street



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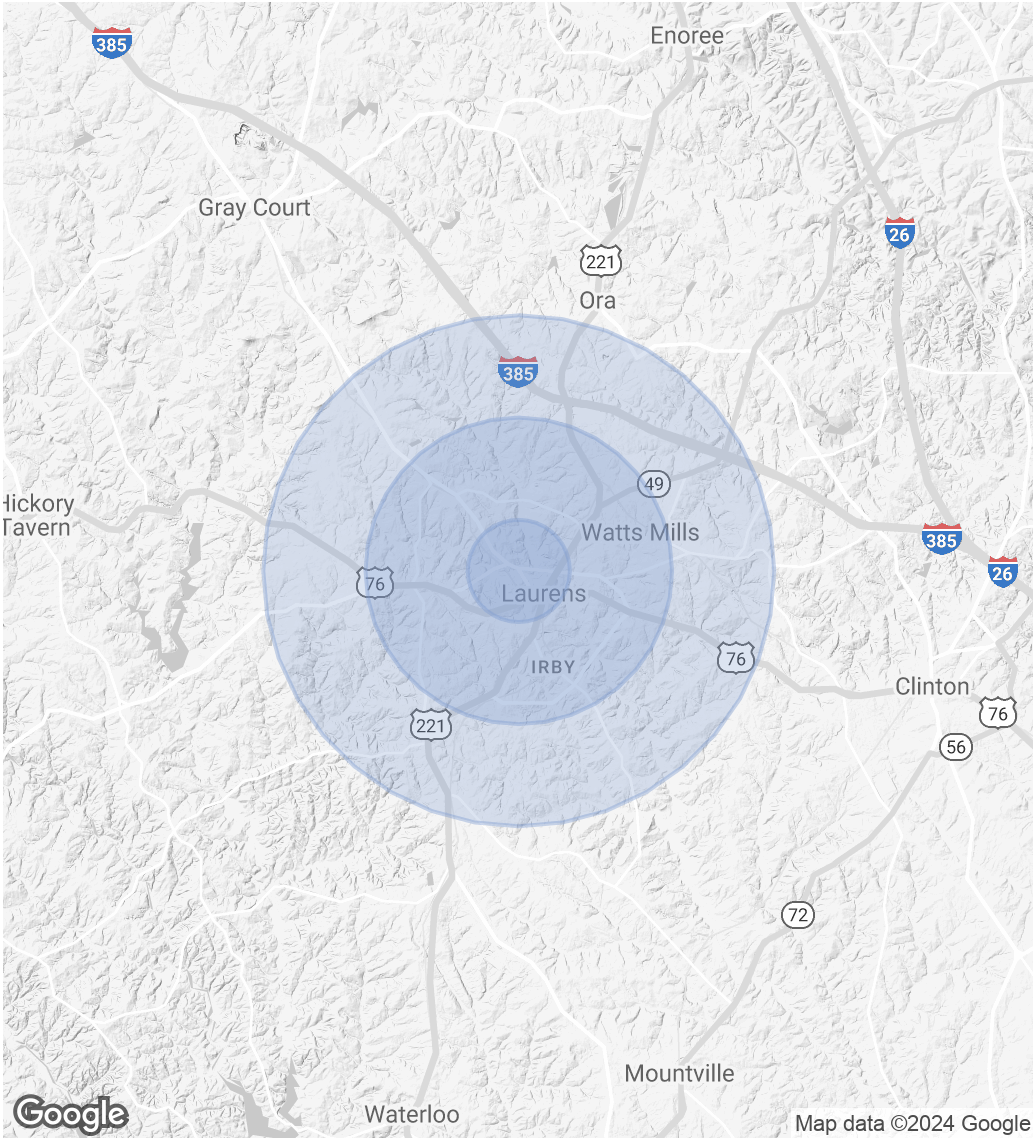
Demographics

501 Church Street

Population	1 Mile	3 Miles	5 Miles
Total Population	3,025	13,509	17,882
Average Age	43	41	41
Average Age (Male)	41	39	40
Average Age (Female)	45	43	43

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	1,301	5,496	7,218
# of Persons per HH	2.3	2.5	2.5
Average HH Income	\$70,615	\$75,141	\$77,052
Average House Value	\$214,083	\$213,189	\$218,254

Demographics data derived from AlphaMap



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