

SALE / LEASE

1813 Laurens Rd
GREENVILLE, SC 29607

AVAILABLE SPACE
+/- 4,788 SF ON +/-0.817 ACRES

REDUCED

SALE PRICE: ~~\$2,500,000~~ \$2,180,000

LAND LEASE RATE: \$4.70/SF NNN

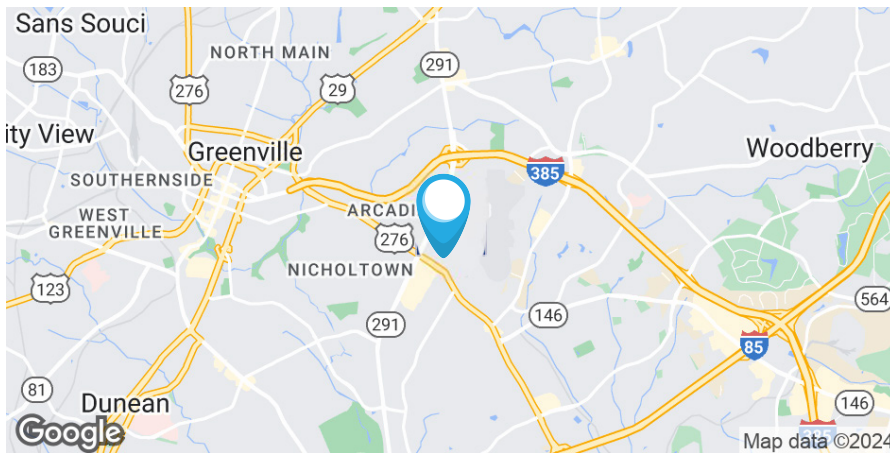


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KDS 
CAINE
COMMERCIAL REAL ESTATE

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GREENVILLE, SC 29607**



OFFERING SUMMARY

Sale Price:	\$2,180,000
Land Lease Rate:	\$4.70 SF/yr (NNN)
Building Size:	+/-4,788 SF
Lot Size:	+/-0.817 Acres
Zoning:	MX-2 City of Greenville
Market:	Greenville/Spartanburg
Submarket:	Laurens Rd. Corridor

PROPERTY HIGHLIGHTS

- Fastly redeveloping Laurens Road Corridor
- 0.30 miles from Swamp Rabbit Trail
- Previously permitted plans available
- Partially demo'd
- 2022 Traffic Count: 30,300 vpd
Count: 30,300 vpd
- Greenville County Tax Map No. 0257000805400
- * Ask agent about lease rate for building

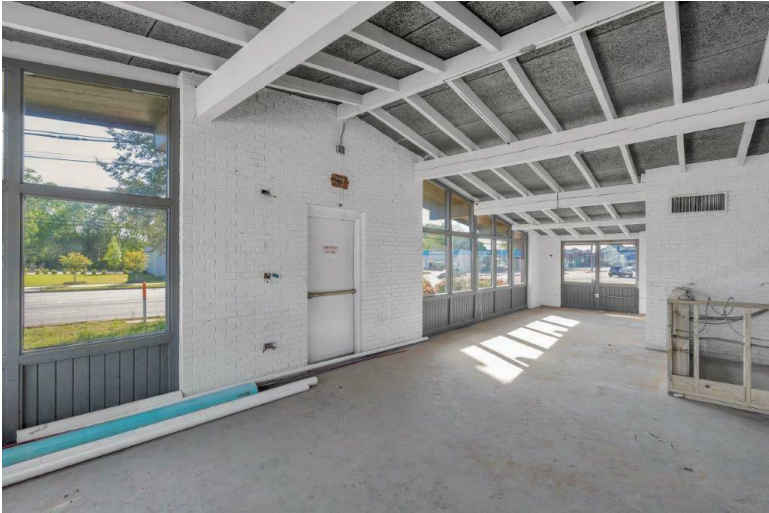
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INTERIOR PHOTOS



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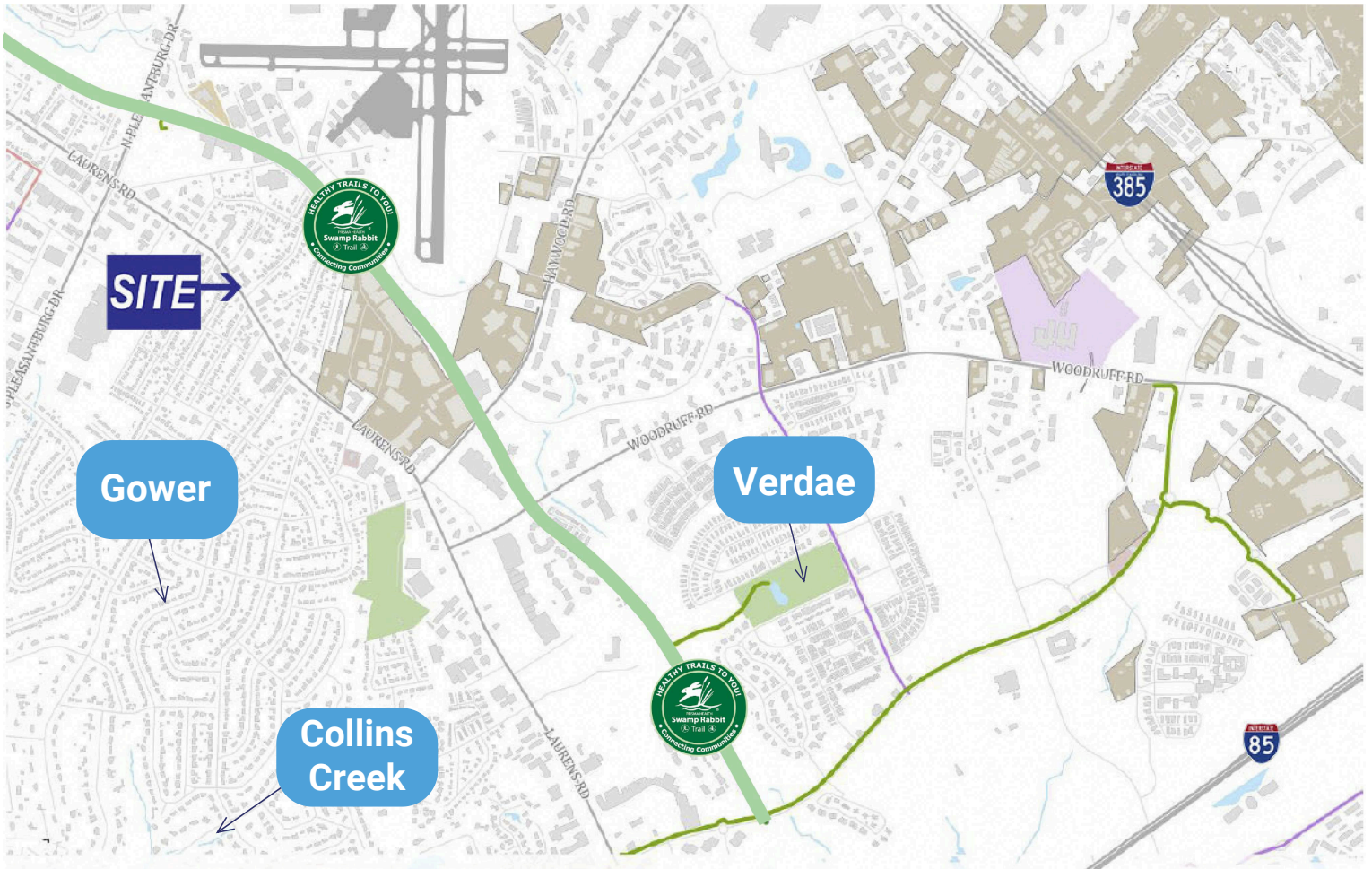
All information deemed reliable, but not guaranteed.



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SWAMP RABBIT TRAIL MAP



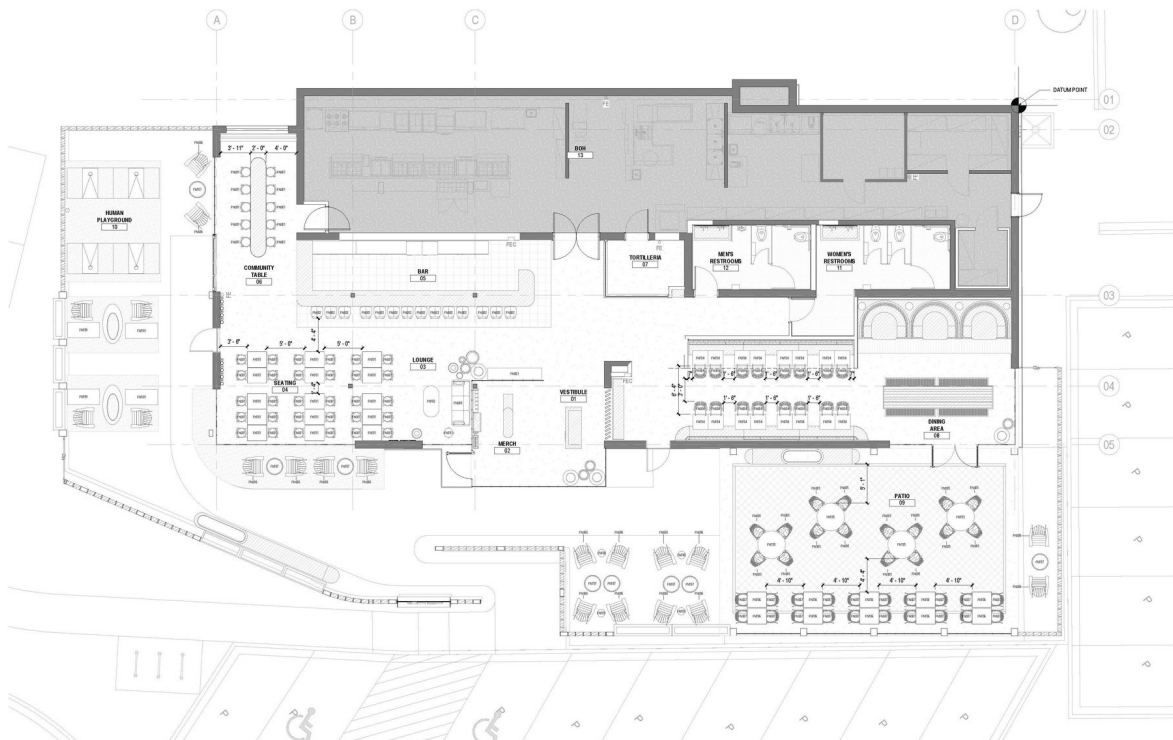
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PERMITTED FLOOR PLAN



PROPOSED

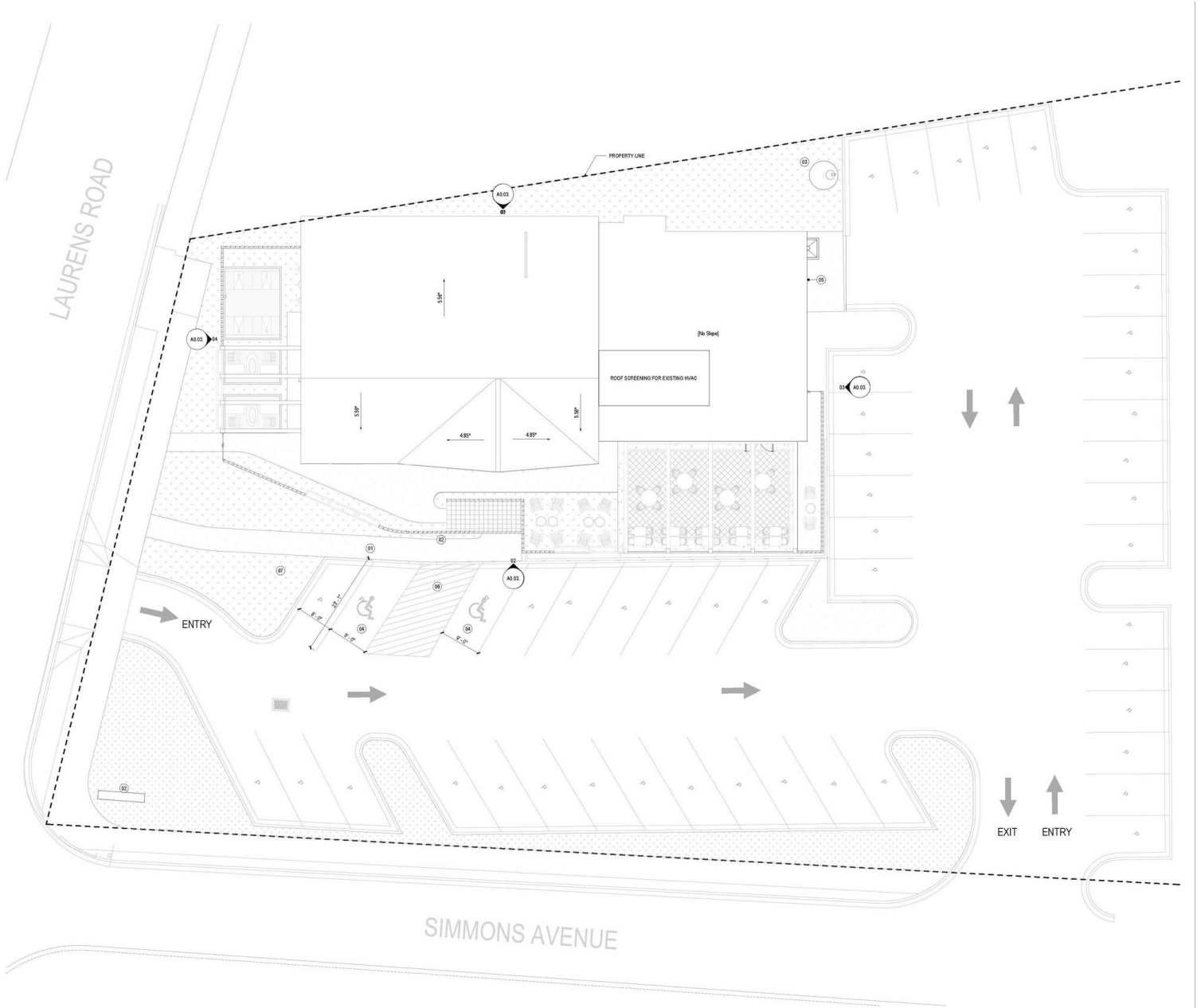
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PERMITTED SITE PLAN



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AERIAL MAP



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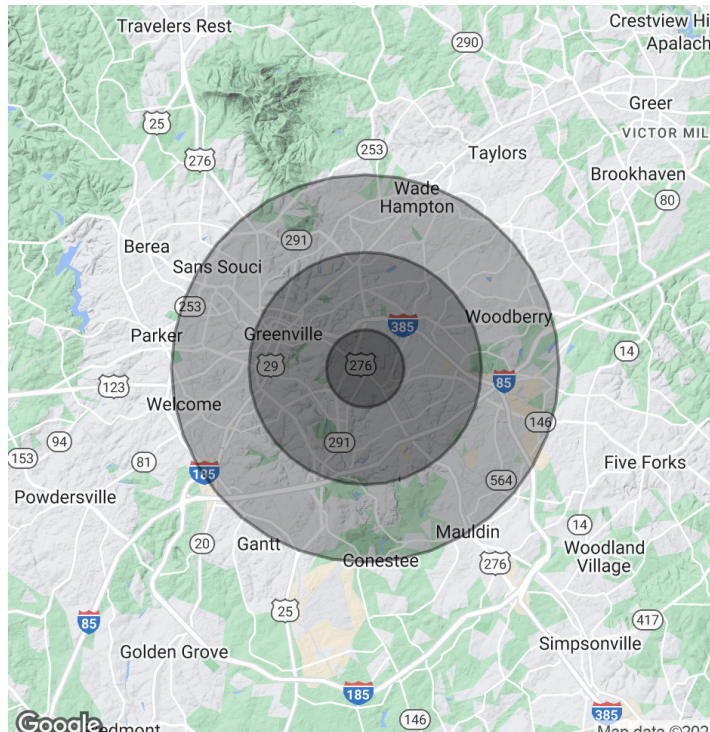


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DEMOGRAPHICS



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,033	71,659	182,775
Average Age	38	40	40
Average Age (Male)	37	38	38
Average Age (Female)	40	41	41

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,935	33,407	79,916
# of Persons per HH	2.1	2.1	2.3
Average HH Income	\$94,140	\$115,184	\$99,333
Average House Value	\$390,560	\$506,440	\$397,919

Demographics data derived from AlphaMap

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