

FOR LEASE



DOWNTOWN LAURENS
Mixed Use on The Square
108 E. Public Square Laurens, SC



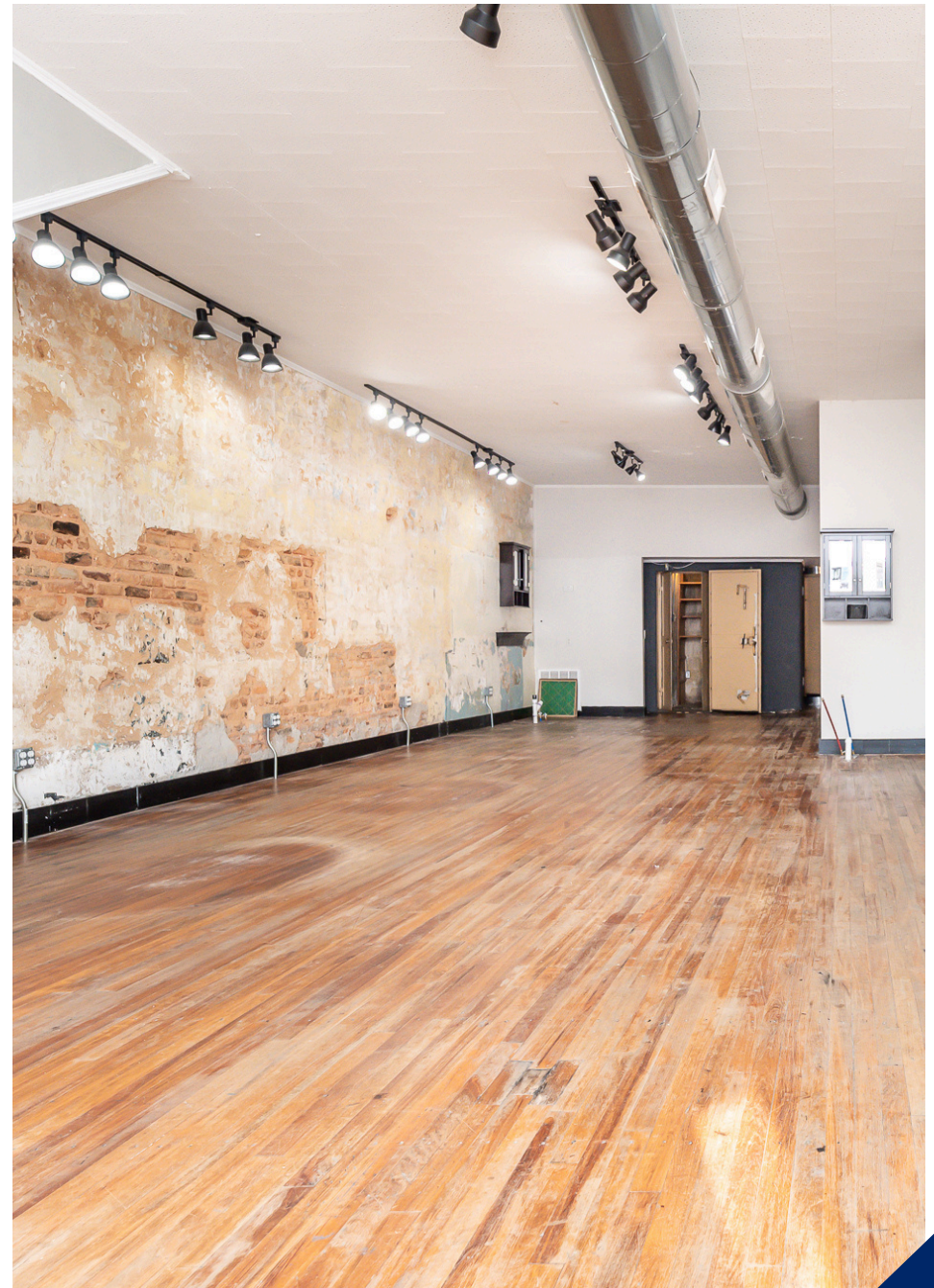
EXECUTIVE SUMMARY

Located in the heart of Downtown Laurens, SC, this beautifully restored two-story property presents an amazing leasing opportunity for a tenant seeking high visibility, professional appeal, and true character. Formerly constructed as a salon and later converted into a dance studio, the building is perfectly suited for a broad range of uses—whether as an upscale retail concept, a boutique food and beverage operation, or professional office suites.

The property features ±2,200 square feet of usable space, with an ideal layout providing flexibility for a full-building lease or floor-by-floor occupancy. The main level offers an open, airy floor plan suitable for retail, service-based businesses, coffee shop, bakery, sushi restaurant, boutique fitness, or similar activations. The upper level includes multiple private rooms—large enough for conference tables or multiple desk setups—making it highly functional for attorneys, mortgage firms, creative agencies, engineers, therapists, or administrative headquarters. A separate exterior entrance also allows for independent use of each floor.

This building stands apart through its premium finish levels and preserved historic character. A complete aesthetic restoration showcases refinished hardwood flooring, warm exposed brick accents, upgraded lighting and fixtures, and thoughtful interior improvements that reflect timeless quality. Natural light floods both levels, and the rear of the property opens toward Laurens' Back Street Park, offering attractive outdoor views and walkability.

With high-profile surrounding businesses, steady foot traffic, ongoing downtown revitalization, and proximity to frequent events hosted on the Laurens Square, the location supports strong visibility and long-term positioning for a tenant with vision. Whether leasing one level or the entire building, the property provides immediate functionality and character-rich appeal—making it an exceptional opportunity within one of the area's most desirable commercial corridors.



ADDITIONAL PHOTOS



PROPERTY HIGHLIGHTS

PROPERTY DETAILS

- ±2,200 SF across two levels, with flexible lease options for one or both floors
- Ideal layout for retail, restaurant, coffee shop, boutique services, or professional office use
- Premium restored features including hardwood flooring, exposed brick, upgraded fixtures, and abundant natural light
- First floor offers open, adaptable space perfectly suited for customer-facing businesses
- Second floor includes multiple private offices/rooms with a separate entrance, ideal for professional users
- Positioned directly behind Laurens Back Street Park with attractive views and walkability
- Located within the revitalized downtown district, benefiting from events, tourism, and consistent foot traffic
- Suitable for full building occupancy or floor-by-floor leasing for qualified tenants

DEMOGRAPHIC SNAPSHOT

**\$78,764 AVG HH
Income (5mi)**

**±14,497 Daytime
Employees (5mi)**

**\$251,728
Median Home
Value (5mi)**

**±17,973
2025 Population (5mi)**

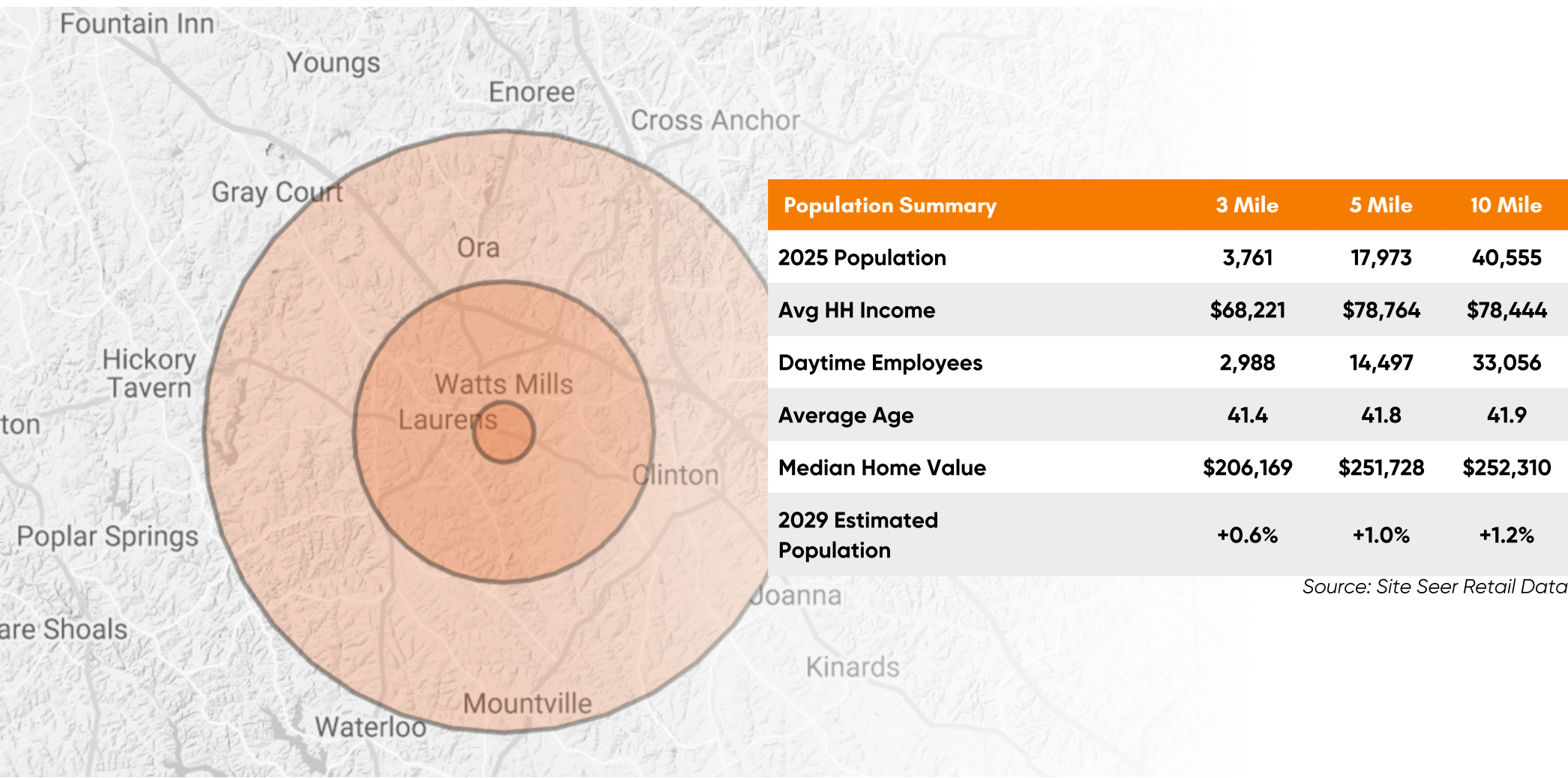


RETAILER MAP

Downtown Laurens



DEMOGRAPHICS



AREA OVERVIEW

LAURENS COUNTY & UPSTATE SOUTH CAROLINA

The Upstate is the region in the westernmost part of South Carolina, United States, also known as the Upcountry, which is the historical term. Although loosely defined among locals, the general definition includes the ten counties of the commerce-rich I-85 corridor in the northwest corner of South Carolina. This definition coincided with the Greenville–Spartanburg–Anderson, SC Combined Statistical Area, as first defined by the Office of Management and Budget in 2015.

The region's population was 1,647,112 as of 2020. Situated between Atlanta and Charlotte, the Upstate is the geographical center of the "Char-lanta" mega-region.

Laurens, South Carolina, seamlessly blends its rich historical heritage with modern economic development, making it an exceptional location for new business ventures. A focal point of this vibrant community is the Historical Laurens County Courthouse, situated in the heart of the historic square. This iconic building is undergoing a comprehensive restoration, with Phase 2 focusing on exterior repairs, including window replacements, and interior enhancements like the installation of an ADA-compliant elevator. The project is estimated at \$5.55 million, reflecting the community's dedication to preserving its heritage and growing from the "inside-out".

In 2020, Laurens County voters approved a one cent Capital Project Sales Tax (CPST), projected to generate approximately \$51 million over eight years. This initiative funds 16 projects aimed at enhancing the county's infrastructure and public amenities, thereby improving the overall business climate. Notably, the CPST allocates funds for renovating parks and recreational facilities, constructing a state-of-the-art library, and developing an Agriculture and Business Center to support local enterprises.

These developments underscore Laurens' commitment to fostering a thriving business environment. Investing in Laurens means becoming part of a community that values its history while actively working towards modern enhancements, ensuring a prosperous future for businesses and residents alike.

GREENVILLE, SC

A scenic view of Greenville, SC, featuring a river with a blue bridge, modern brick buildings, and autumn foliage under a dramatic sky.

Top 10 Best Places To Live *-Men's Journal*

#3 Top City in the South *-Southern Living*

#3 Strongest Job Market In America *-CNN Money*

REEDY RIVER RETAIL

SPECIALIZED RETAIL BROKERAGE TEAM



In 2018, Dustin and Daniel left their teaching careers to pursue commercial real estate, quickly building one of the top retail brokerage teams in the Upstate. They prioritize relationship-building, client education, and delivering value through hard work and creativity.

The team has expanded to include additional advisors Chris Philbrick, Brett Mitchell, and Stephan Thomas, along with administrative and marketing support from Angie Looney.

Specializing in investment sales, landlord/tenant representation, and development, their focus on retail brokerage instills confidence in their clients. With the support of the SVN network of over 220 offices, Reedy River Retail has gained national recognition.

330 Pelham Rd. Ste 100A
Greenville, SC 29615



INVESTMENTS - LANDLORD REPRESENTATION - TENANT REPRESENTATION - DEVELOPMENT

REEDY RIVER RETAIL at SVN PALMETTO'S SOUTHEAST REACH

GREENVILLE



CHARLESTON



CHARLOTTE



WHAT OUR CLIENTS ARE SAYING...

"I can't imagine my journey without Dustin and Daniel. These guys are very relationship-driven and not transactional-based. Their passion for the business shines by the way they work for their clients."

- David Simmons, Franchisee of Voodoo Brewery

"We started working with Dustin and Daniel about a year ago, but their reputation certainly preceded them. They were presented to us as the "young and hungry" power brokers who wanted to talk less, and prove themselves with results. They are proactive, resourceful, and tenacious. More importantly, they're honest and just a blast to work with!"

- Nauman Panjwani, VP of SNS Properties

NOTABLE CLIENTS & RECENT TRANSACTIONS WITHIN THE SOUTHEAST





Brett Mitchell
Associate of Retail Services
brett.mitchell@svn.com
864.498.3664



Dustin Tenney
SVP of Retail Services
dustin.tenney@svn.com
864.905.7226

DISCLAIMER

The material contained in this Offering Brochure is furnished solely for the purpose of considering the purchase of the property within and is not to be used for any other purpose. This information should not, under any circumstances, be photocopied or disclosed to any third party without the written consent of the SVN® Advisor or Property Owner, or used for any purpose whatsoever other than to evaluate the possible purchase of the Property. The only party authorized to represent the Owner in connection with the sale of the Property is the SVN Advisor listed in this proposal, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Offering Brochure. If the person receiving these materials does not choose to pursue a purchase of the Property, this Offering Brochure must be returned to the SVN Advisor. Neither the SVN Advisor nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future representation of the Property. This Offering Brochure may include certain statements and estimates with respect to the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, the SVN Advisor and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Offering Brochure, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate Purchase Agreement between it and Owner.

The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the SVN Advisor nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property. This Offering Brochure is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Brochure or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto. To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.