



# Available for Sale

110 Lauren's Road Greenville, SC 29607



217-A E. Washington Street  
Greenville, SC 29607  
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# 110 Laurens Rd., Greenville, SC 29607

## Property Overview

### PROPERTY FEATURES

- ±2,487 SF building available for sale ( upper level: 1,408 SF & lower level: 1,079 SF)
- ±14 on-site parking spots.
- Located just off the exit ramp of Hwy 385 and Laurens Road.
- Future Swamp Rabbit Trail access close by.
- Great visibility in high traffic area on Laurens Road ( 36,000 VPD)
- Close proximity to Downtown
- Zoned C-3
- Nearby retailers/restaurants include Home Team BBQ, Double Stamp Brewery, Willy Taco, Rocky's Hot Chicken Shack
- Located within 1 mile of Greenville's Central Business District.

### DEMOGRAPHICS

	1 mile	3 miles	5 miles
Population	10,269	81,582	174,090
Projected Pop.	11,617	88,188	185,619
Employees	8,862	67,731	140,810
Avg HH Income	\$85,048	\$94,606	\$85,182

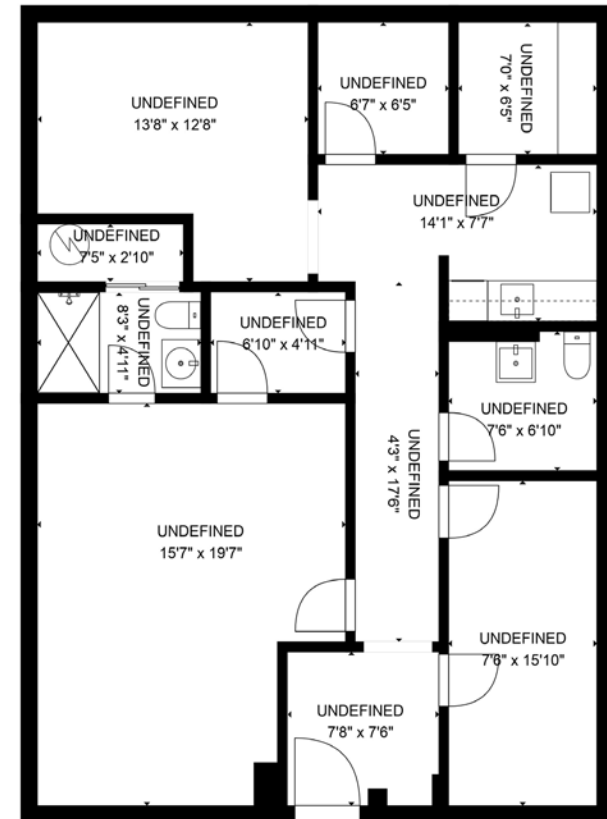
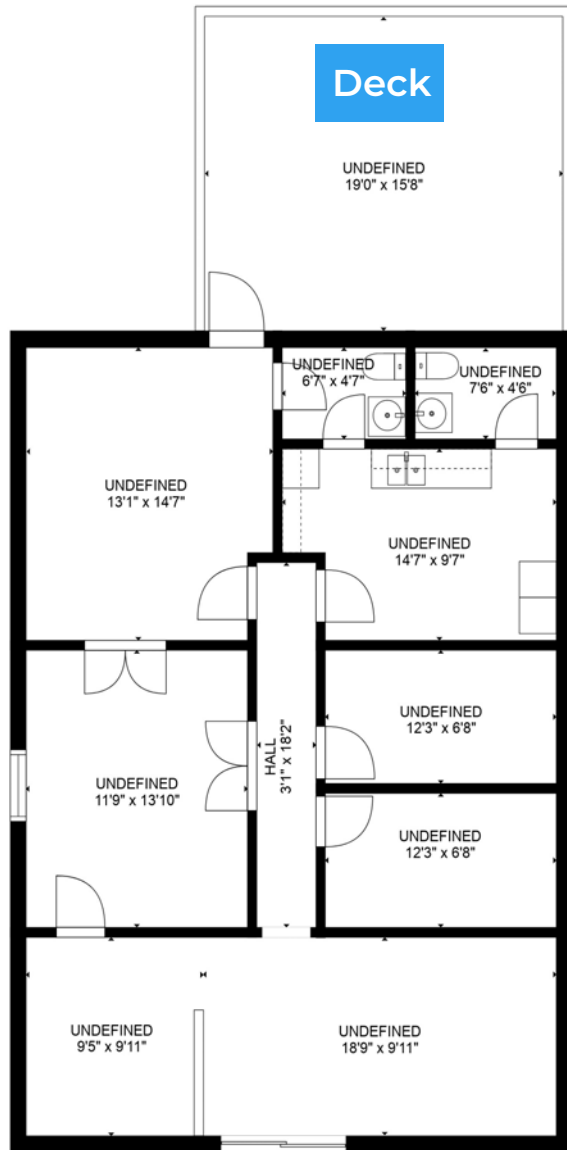
### TRAFFIC COUNTS

Laurens Rd.	25,560 VPD
Stone Ave.	28,360 VPD
I-385	49,000 VPD



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## Floor Plan: Upper & Lower





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Site Photos





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## Aerial

