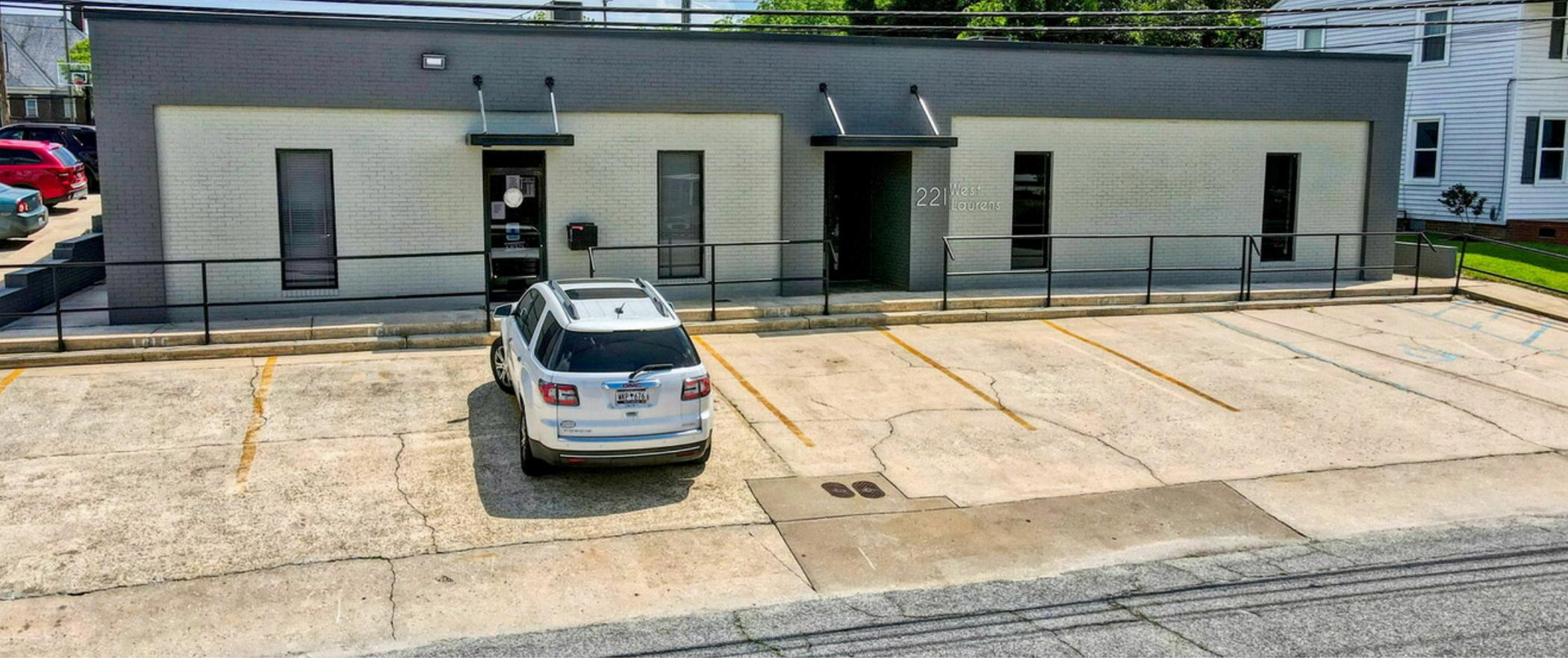


# FOR LEASE



**OFFICE SUITES**  
**221 West Laurens Street**  
Laurens, SC



# EXECUTIVE SUMMARY

Reedy River Retail at SVN Palmetto is pleased to present 221 W Laurens Street which is located just off the historic square in downtown Laurens, an area experiencing a major transformation with ongoing courthouse renovations and streetscape improvements to uncover the original brick roads. The property boasts 18 dedicated parking spaces, a rare amenity in a downtown setting, along with abundant public parking nearby.

This site sits in Laurens' office district, surrounded by professional users such as attorneys, Clemson Extension, the Laurens County Advertiser, and directly across from the city police station and Laurens CPW. Beyond the professional setting, the property is within walking distance to the heart of downtown Laurens, offering easy access to shops, restaurants, and community events.

With its combination of civic presence, professional neighbors, and walkable access to downtown amenities, this is an ideal location for a new business looking to establish roots in Laurens. Tenants can enjoy both a thriving business environment and the convenience of nearby retailers, creating the perfect balance between work and lifestyle.



# PROPERTY HIGHLIGHTS

## PROPERTY DETAILS

- 4 office suites available ranging from ±312 SF - ±963 SF, or lease the entire building for ±3,660 SF total
- Gross lease - all utilities included for predictable monthly expenses
- 18 dedicated parking spaces on-site plus abundant public parking nearby
- CO zoning (Core Commercial/Office District) allowing a wide range of professional office uses
- Beautifully remodeled building with shared kitchen and restrooms, most suites offering multiple offices
- Prime downtown Laurens location, walkable to shops, dining, courthouse, and surrounded by attorneys, Clemson Extension, Laurens County Advertiser, police station, and Laurens CPW

## DEMOGRAPHIC SNAPSHOT

**\$69,735 AVG HH  
Income (5mi)**

**±6,227 Daytime  
Employees (5mi)**

**\$234,362  
Median Home  
Value (5mi)**

**+1.0% projected  
population growth (2029)**



# SITE PLAN



# RETAILER MAP



# LEASE INFORMATION

**LEASE TYPE:** Gross

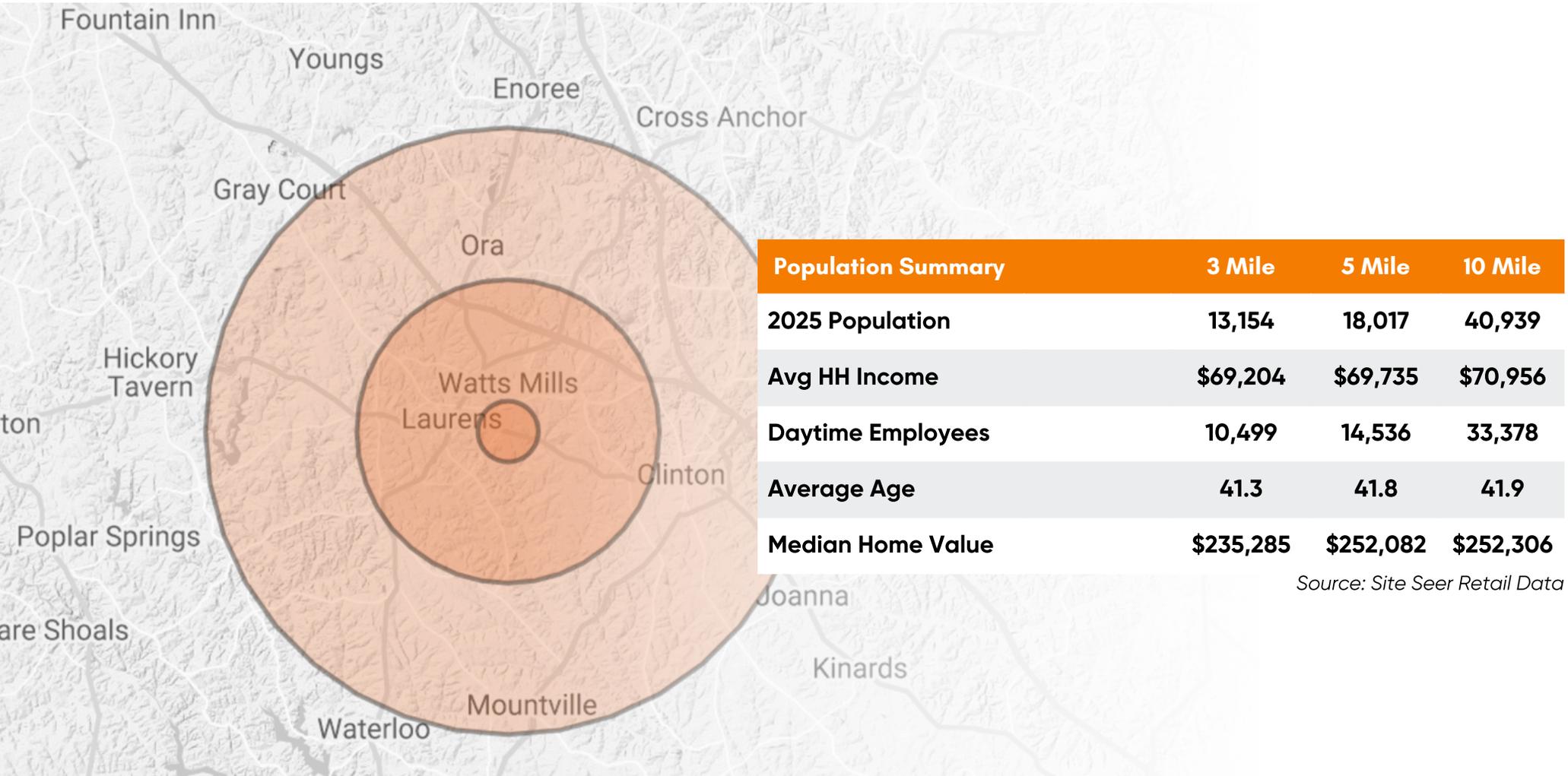
**LEASE TERM:** Negotiable

**TOTAL SPACE:** ±312 - ±963 SF

**LEASE RATE:** \$600 - \$1,250/month

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
221 W Laurens St. - Suite A	GLEAMNS Neighborhood Center	±2,283 SF	NNN	Leased
221 W Laurens St. - Suite B1	Available	±657 SF	Gross	\$1,000/month
221 W Laurens St. - Suite B2	Available	±963 SF	Gross	\$1,250/month
221 W Laurens St. - Suite B3	Available	±687 SF	Gross	\$1,000/month
221 W Laurens St. - Suite B4	Available	±312 SF	Gross	\$600/month

# 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.

# 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

# PROPERTY MANAGEMENT

## RELIABLE AND EFFECTIVE MANAGEMENT

At SVN Palmetto, we understand that well-managed properties create lasting value. Our full-service Commercial Property Management team is dedicated to protecting your investment, maximizing operational efficiency, and enhancing tenant satisfaction—all while giving you peace of mind.

### WHAT WE OFFER:

#### FINANCIAL MANAGEMENT

- Budgeting, forecasting, and financial reporting
- Rent collection and expense management
- Monthly income & expense statements
- CAM reconciliation and lease compliance audits

#### MAINTENANCE & OPERATIONS

- 24/7 response to maintenance requests
- Vendor selection, bidding, and oversight
- Preventative maintenance programs
- Regular property inspections and reporting

#### TENANT RELATIONS

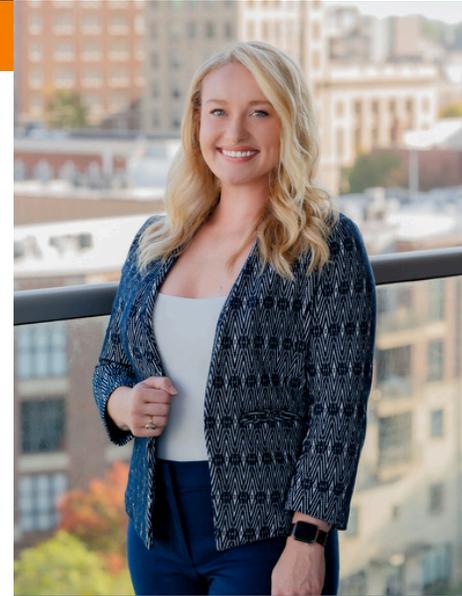
- Lease administration and enforcement
- Tenant retention strategies
- Conflict resolution and communication
- Move-in/move-out coordination

#### ASSET PERFORMANCE

- Strategic planning to increase property value
- Capital improvement planning and oversight
- Occupancy maximization and turnover reduction
- Risk management and insurance compliance

**Let us take the day-to-day off your plate  
—so you can focus on growth.**

Partner with SVN Palmetto to  
manage smarter, not harder.



**Angie Looney**  
Property Manager

[angie.looney@svn.com](mailto:angie.looney@svn.com)  
864.934.8044



# 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](mailto:brett.mitchell@svn.com)  
864.498.3664



**Dustin Tenney**  
SVP of Retail Services  
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