



AVAILABLE FOR LEASE

229 Charlotte Hwy Lyman, SC 29365



Executive Summary

229 Charlotte Hwy, Suites B & C | Lyman, SC 29365

Property & Location Highlights:

- Recently renovated exterior with prominent storefront exposure
- Ample parking with multiple access points
- Co-Tenant: Achara Veterinary - a successful practice with 12 locations
- High Traffic Count: $\pm 23,600$ VPD
- ± 5 minutes to the new *Shoppes at Pine Ridge*
 - Coming soon: Publix, Tractor Supply, 7-Eleven, Lowes Foods
- 3,000+ new homes in development within 3 miles
- Direct access to I-85
- ± 30 mins from downtown Greenville
- ± 22 mins from downtown Spartanburg

Offering Summary

Suite B: $\pm 1,250$ SF | \$25/SF (NNN)

Suite C: $\pm 1,250$ SF | \$25/SF (NNN)

Combined: $\pm 2,500$ SF | \$25/SF (NNN)

TI Allowance provided by Landlord for all options listed above, please contact Broker for details.

Acreage, square footage, taxes, utilities, and lot dimensions to be verified by Tenant and/or Tenant's Agent.



Floor Plan

229 Charlotte Hwy, Suites B & C | Lyman, SC 29365



Front of Building

Exterior Photos



Parcel Overview

229 Charlotte Hwy Lyman, SC 29365





OTC

Stanford Village Townhomes

SJ
SAKURA
JAPANESE



Suite B
Suite C

DG

Main Intersection

229 Charlotte Hwy Lyman, SC 29365

129

HOLLY SPRINGS ROAD

Retail Map

Lyman, SC

Lyman Farms at Shiloh
±100 Units

Walmart
Distribution Center

TTI

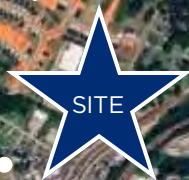
Quails Run
±100 Units

Stanford Village
±100 Units

Pine Ridge
±200 Units

FUTURE
Publix
UNITED STATES
POSTAL SERVICE

Lexington Place
±35 Units



CVS
pharmacy
QT

FOOD LION

PROPOSED

7-ELEVEN

TSC
TRACTOR SUPPLY CO.

Chatham Forest
±141 Units

AFF | group

SEW
EURODRIVE

29

WELLFORD ACADEMY
of SCIENCE and TECHNOLOGY

ACE
Hardware

SEW
EURODRIVE

ABC
Supply Co. Inc.

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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Reedy Property Group in compliance with all applicable fair housing and equal opportunity laws.

Contact Information

Reedy Property Group

WE KNOW THE MARKET BECAUSE WE'RE INVESTED HERE TOO

At Reedy Commercial, we care about the why behind a commercial property as much as the what. That's because we believe resilient communities, and portfolios that weather any market, start with people who have a vision beyond a quick profit.

Our network is as valuable as our net worth because this is our market, too.

We're invested in every asset class of commercial real estate right where our roots run deepest. That's how we uncover powerful investments in unexpected locations that yield incredible returns. It's why our clients trust us over the latest trends. And, it's what ignites our deepest passion - turning real estate investments into legacies.



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