

AUTOMOTIVE RETAIL PROPERTY FOR SALE OR LEASE



148 River Street Ste 222
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**±4,500 SF
AUTOMOTIVE
RETAIL SPACE
AVAILABLE**

100 Hillcrest Drive
Laurens, SC 29360

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A Rich Southern Properties Team



PROPERTY SUMMARY

100 Hillcrest Dr, Laurens, SC 29360

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PROPERTY FOR SALE OR
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PROPERTY HIGHLIGHTS

- ±2,850 SF auto shop space ready for service or repairs
- ±1,650 SF office with a waiting room, showroom, and extra storage
- Less than a mile from downtown Laurens, offering excellent visibility and accessibility
- Turnkey operation ready for immediate use
- 18' ceilings in the shop and 9' ceilings in the office
- 4 Service Bays
- Roof is under 8 years old
- HVAC is 10 years old
- 3-Phase power for industrial and heavy-use equipment

OFFERING SUMMARY

Sale Price:	\$500,000
Lease Rate:	\$3,500/mo (NNN)
Available SF:	± 4,500 SF
Building Size:	± 6,000 SF
Lot Size:	± 0.57 Acres
Tax ID:	906-12-09-009
Zoning:	B-1, Neighborhood Convenience Center District
County:	Laurens

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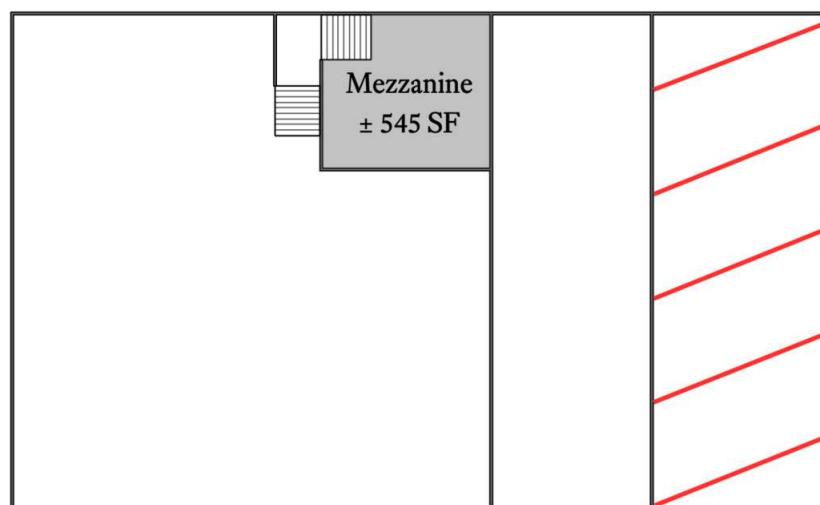
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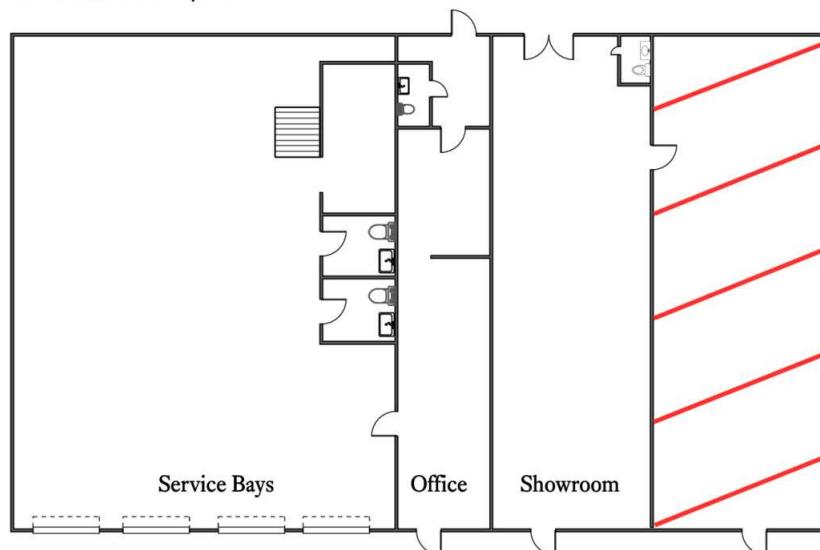
FLOOR PLAN

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Total RSF: ± 4,500



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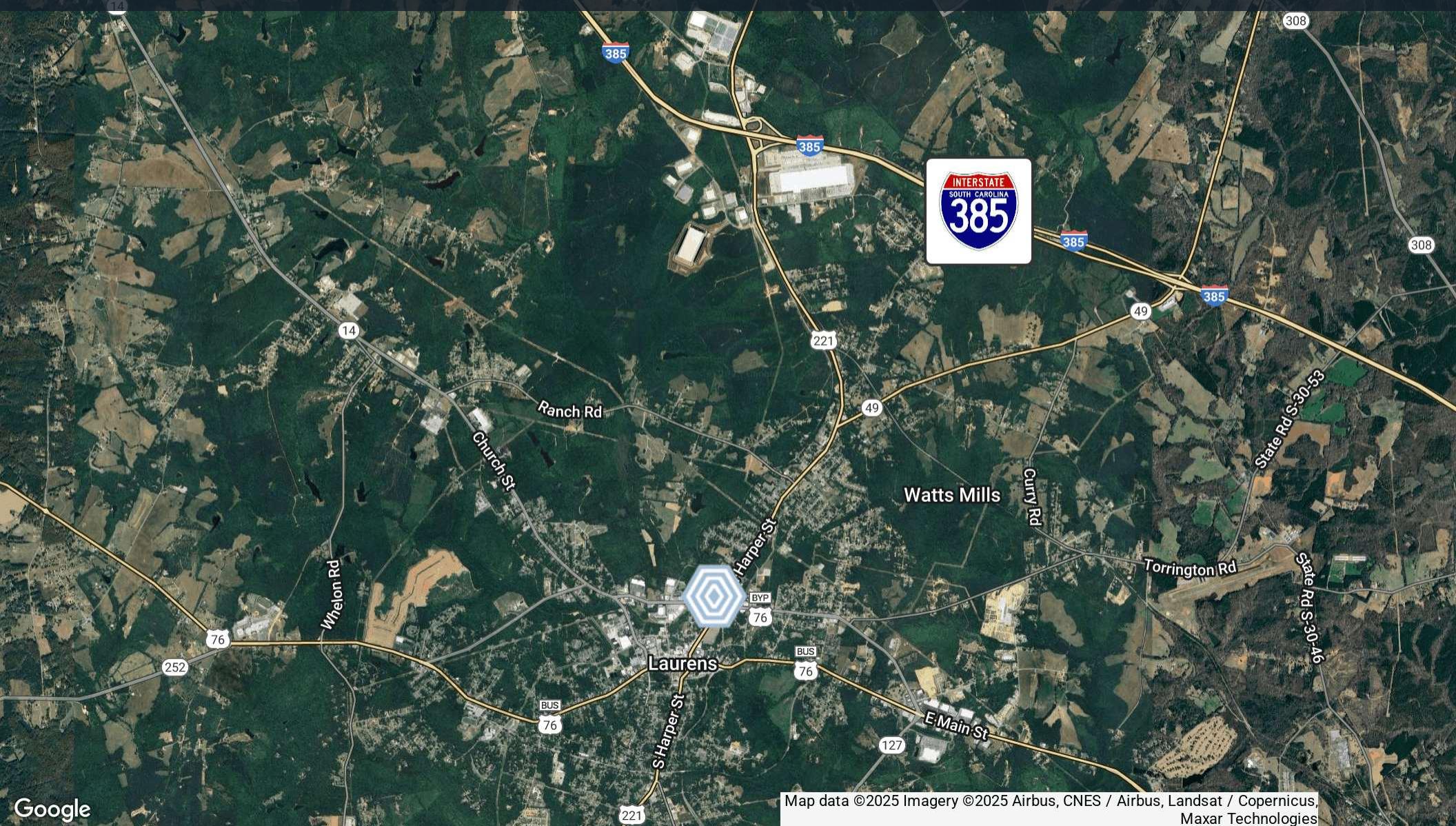
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LOCATION MAP

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Google

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DEMOGRAPHICS MAP & REPORT

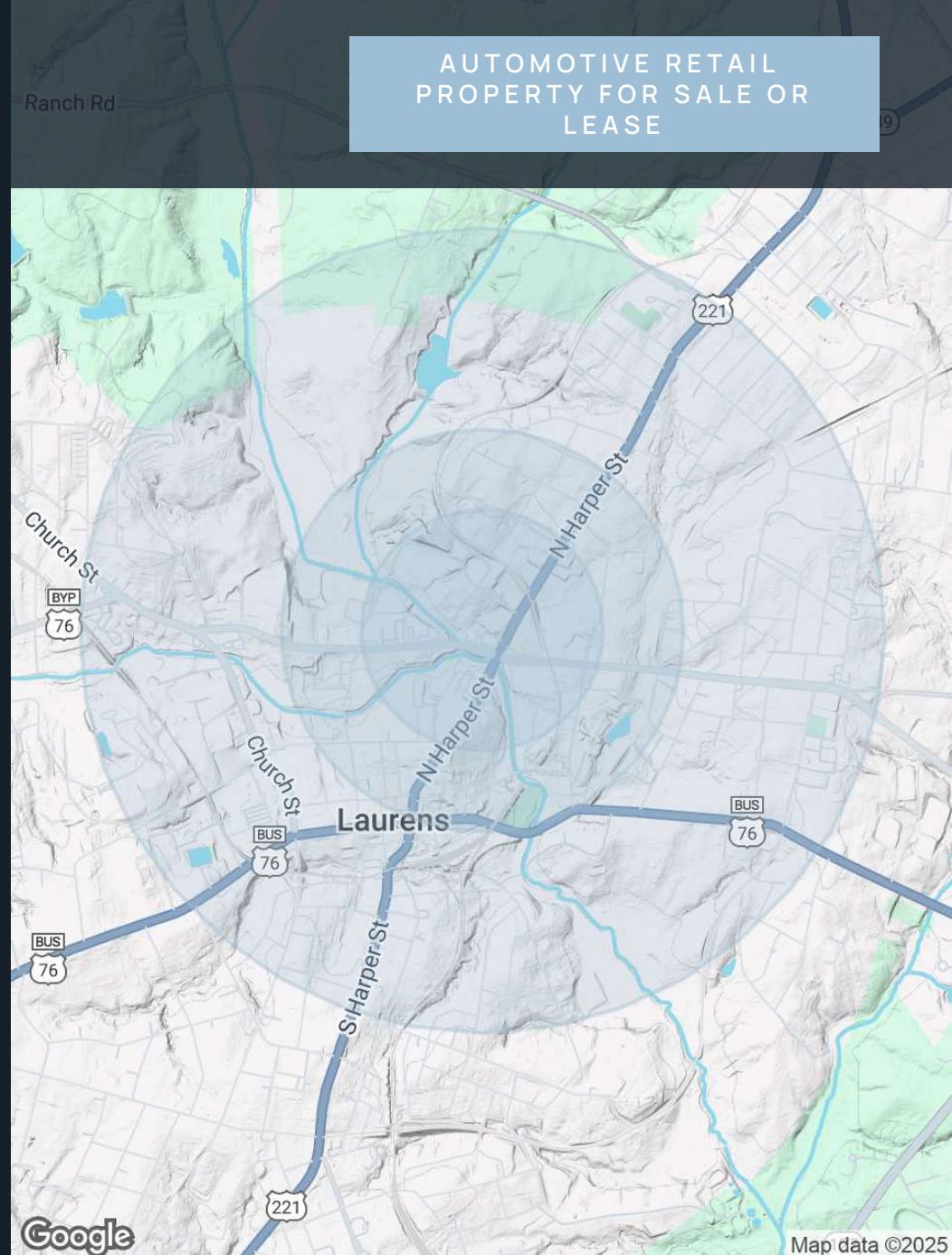
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	215	714	3,528
Average Age	38	37	38
Average Age (Male)	36	35	37
Average Age (Female)	39	39	40

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	82	273	1,406
# of Persons per HH	2.6	2.6	2.5
Average HH Income	\$58,306	\$62,365	\$69,958
Average House Value	\$212,365	\$203,390	\$200,082

Demographics data derived from AlphaMap

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