

SALE / LEASE

1813 Laurens Rd
GREENVILLE, SC 29607

AVAILABLE SPACE
+/- 4,788 SF ON +/-0.817 ACRES

REDUCED

SALE PRICE: ~~\$2,500,000~~ \$2,180,000

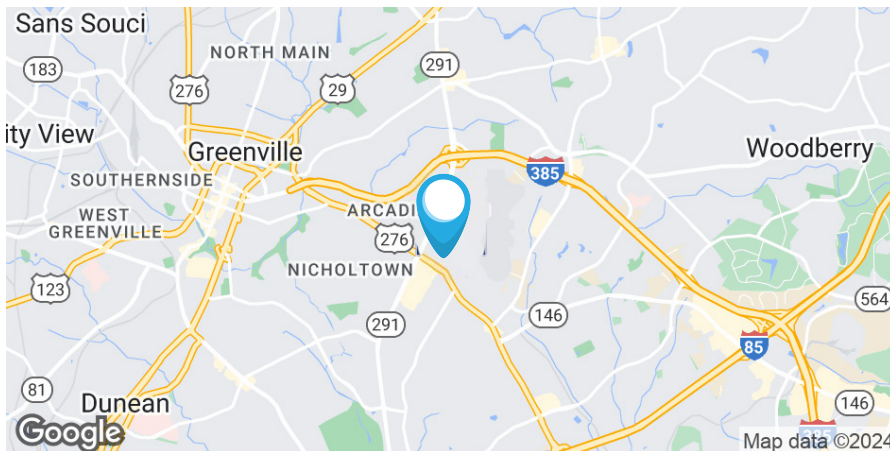


Pete Brett, CCIM
864.414-6796

KDS 
CAINE
COMMERCIAL REAL ESTATE

SALE / LEASE

**1813 Laurens Rd
GREENVILLE, SC 29607**



OFFERING SUMMARY

Sale Price:	\$2,180,000
Building Size:	+/-4,788 SF
Lot Size:	+/-0.817 Acres
Zoning:	MX-2 City of Greenville
Market:	Greenville/Spartanburg
Submarket:	Laurens Rd. Corridor

PROPERTY HIGHLIGHTS

- Fastly redeveloping Laurens Road Corridor
- 0.30 miles from Swamp Rabbit Trail
- Previously permitted plans available
- Partially demo'd
- 2022 Traffic Count: 30,300 vpd
Count: 30,300 vpd
- Greenville County Tax Map No. 0257000805400
- * Ask agent about lease rate for building

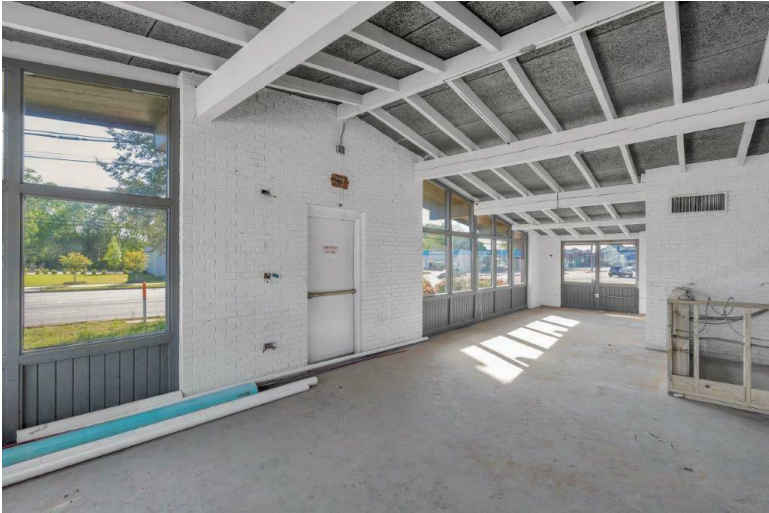
Pete Brett, CCIM
864.414-6796



SALE / LEASE

1813 Laurens Rd
GREENVILLE, SC 29607

INTERIOR PHOTOS



Pete Brett, CCIM
864.414-6796

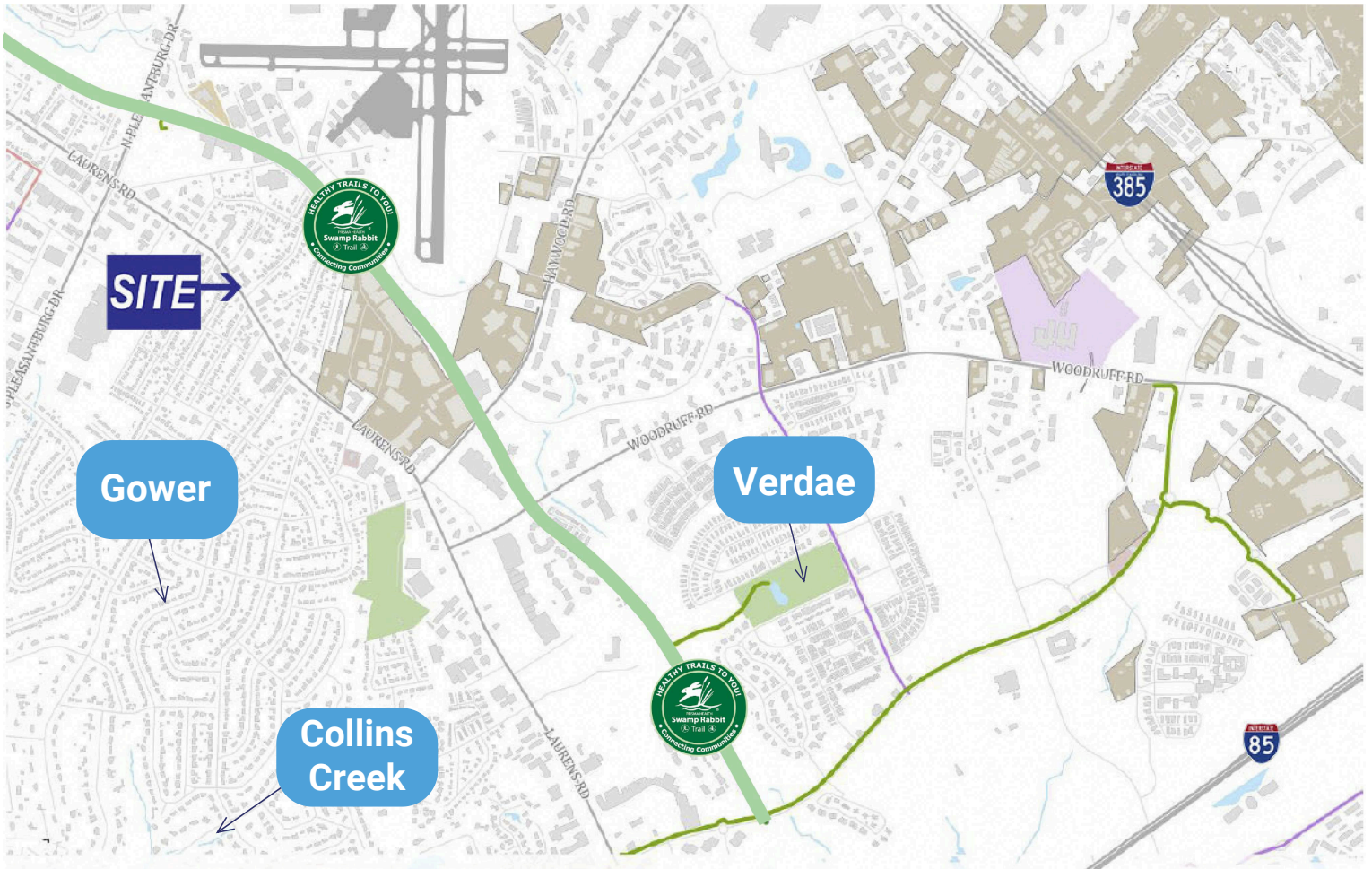
All information deemed reliable, but not guaranteed.



SALE / LEASE

1813 Laurens Rd
GREENVILLE, SC 29607

SWAMP RABBIT TRAIL MAP



Pete Brett, CCIM
864.414-6796

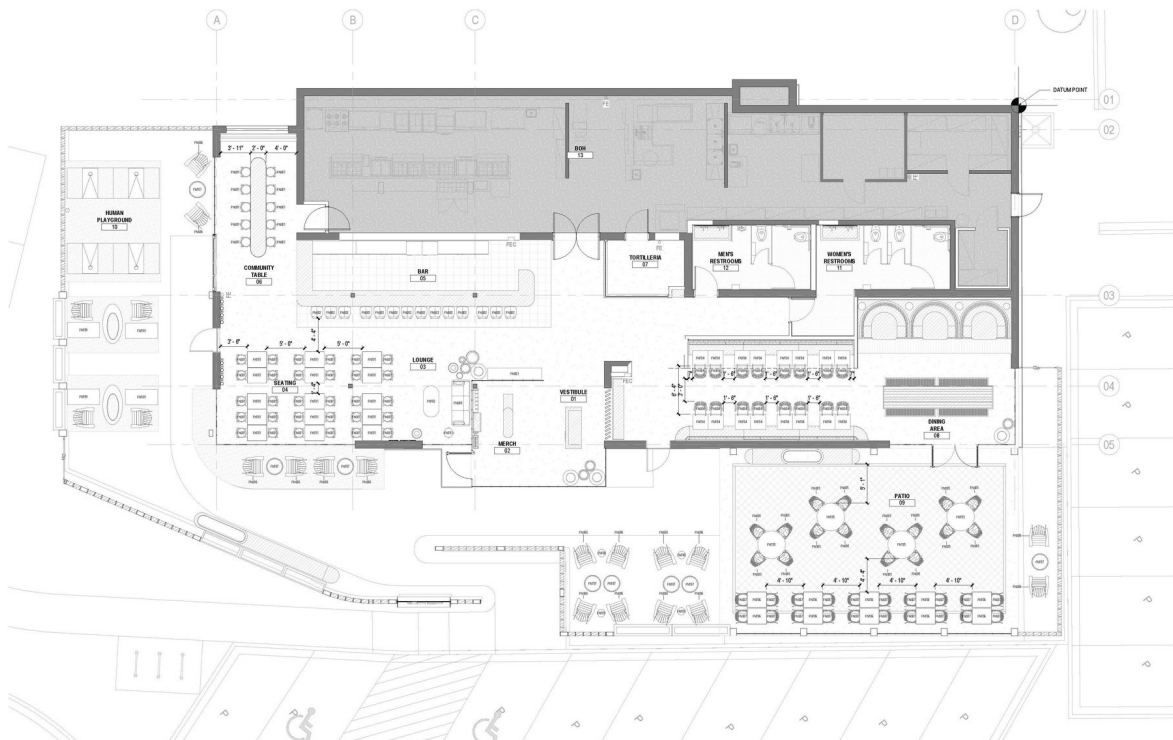


All information deemed reliable, but not guaranteed.

SALE / LEASE

1813 Laurens Rd
GREENVILLE, SC 29607

PERMITTED FLOOR PLAN



PROPOSED

Pete Brett, CCIM
864.414-6796

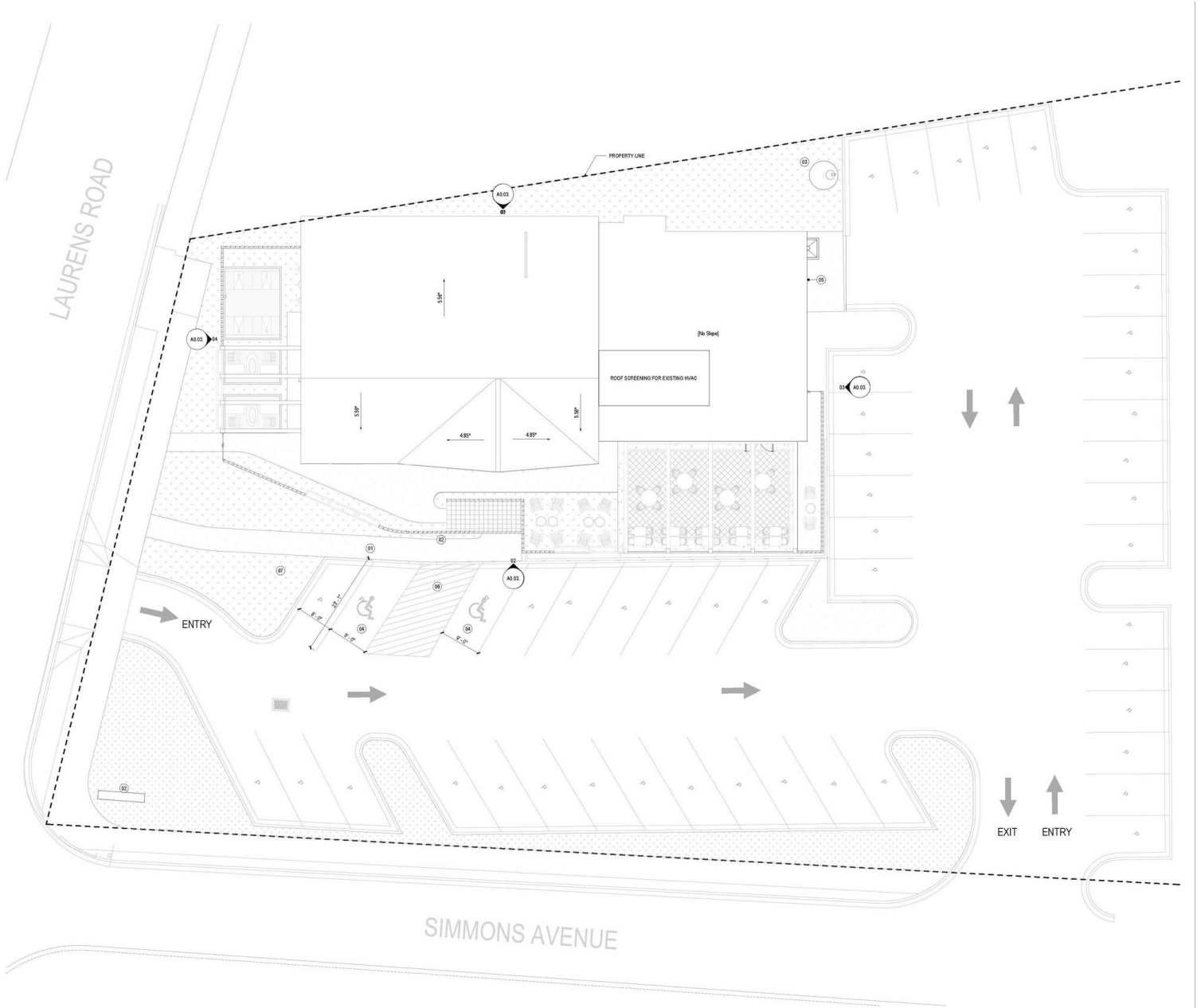


All information deemed reliable, but not guaranteed.

SALE / LEASE

1813 Laurens Rd
GREENVILLE, SC 29607

PERMITTED SITE PLAN



Pete Brett, CCIM
864.414-6796



All information deemed reliable, but not guaranteed.

SALE / LEASE

1813 Laurens Rd
GREENVILLE, SC 29607

AERIAL MAP



Google Imagery ©2024 Airbus, CNES / Airbus, City of Greenville GIS, Landsat / Copernicus, Maxar Technologies

Pete Brett, CCIM
864.414-6796

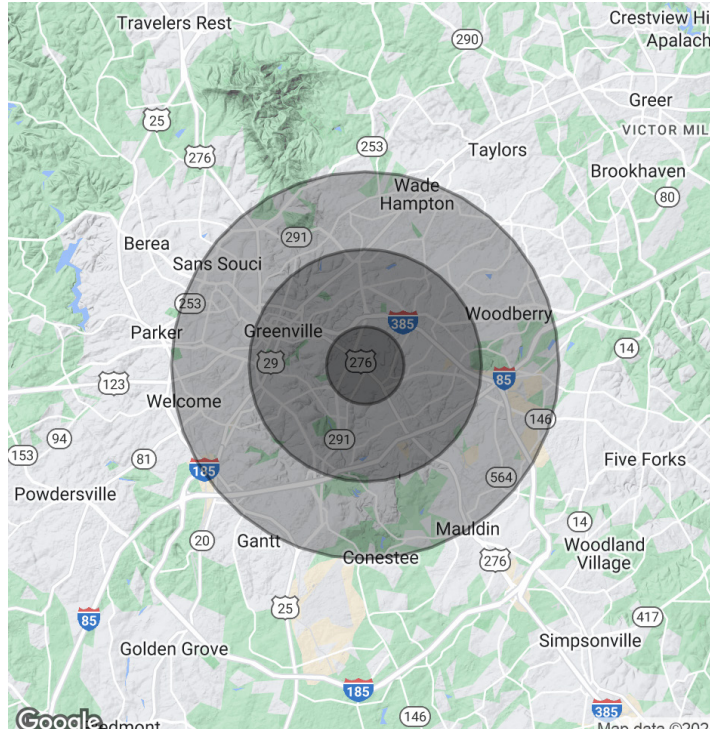


All information deemed reliable, but not guaranteed.

SALE / LEASE

**1813 Laurens Rd
GREENVILLE, SC 29607**

DEMOGRAPHICS



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,033	71,659	182,775
Average Age	38	40	40
Average Age (Male)	37	38	38
Average Age (Female)	40	41	41

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,935	33,407	79,916
# of Persons per HH	2.1	2.1	2.3
Average HH Income	\$94,140	\$115,184	\$99,333
Average House Value	\$390,560	\$506,440	\$397,919

Demographics data derived from AlphaMap

Pete Brett, CCIM
864.414-6796

