



Representative Photo

1540 Laurens RD Greenville, SC 29607

For Lease or Sale, a Prime Re-Purpose opportunity on a .79 AC corner in one of the fastest growing cities in the SE US
Laurens RD is Greenville's oldest and most convenient retail corridor

Location carries over 26,500 VPD (SC-DOT Sta. # 165) on Laurens Rd. (U.S. # 276)

The block's main cross street, S. Pleasantburg (SC # 291), carries over 36,800 VPD (SC-DOT Sta. # 263)

Dual access (curb cuts) on Laurens Rd & corner cross street E. Antrim for ease of ingress & egress.

Great exposure from both directions. The 3-Mile population has grown over 7 % since 2016, with a median HHI of \$ 61,900 (CREXi) Exposure to almost 74,000 working employees within 3 miles of property (CREXi)

Avail Sept 1st

Edward Wingate – Founding Fiduciary, B-I-C

Essential Business Assets || Passive Income Investing || Tax Deferred Exchanges

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