

AVAILABLE FOR SALE
OR GROUND LEASE

1601 LAURENS ROAD
GREENVILLE . SC 29607

significant due diligence completed

EXCLUSIVELY LISTED BY


PINTAIL



LISTING TEAM



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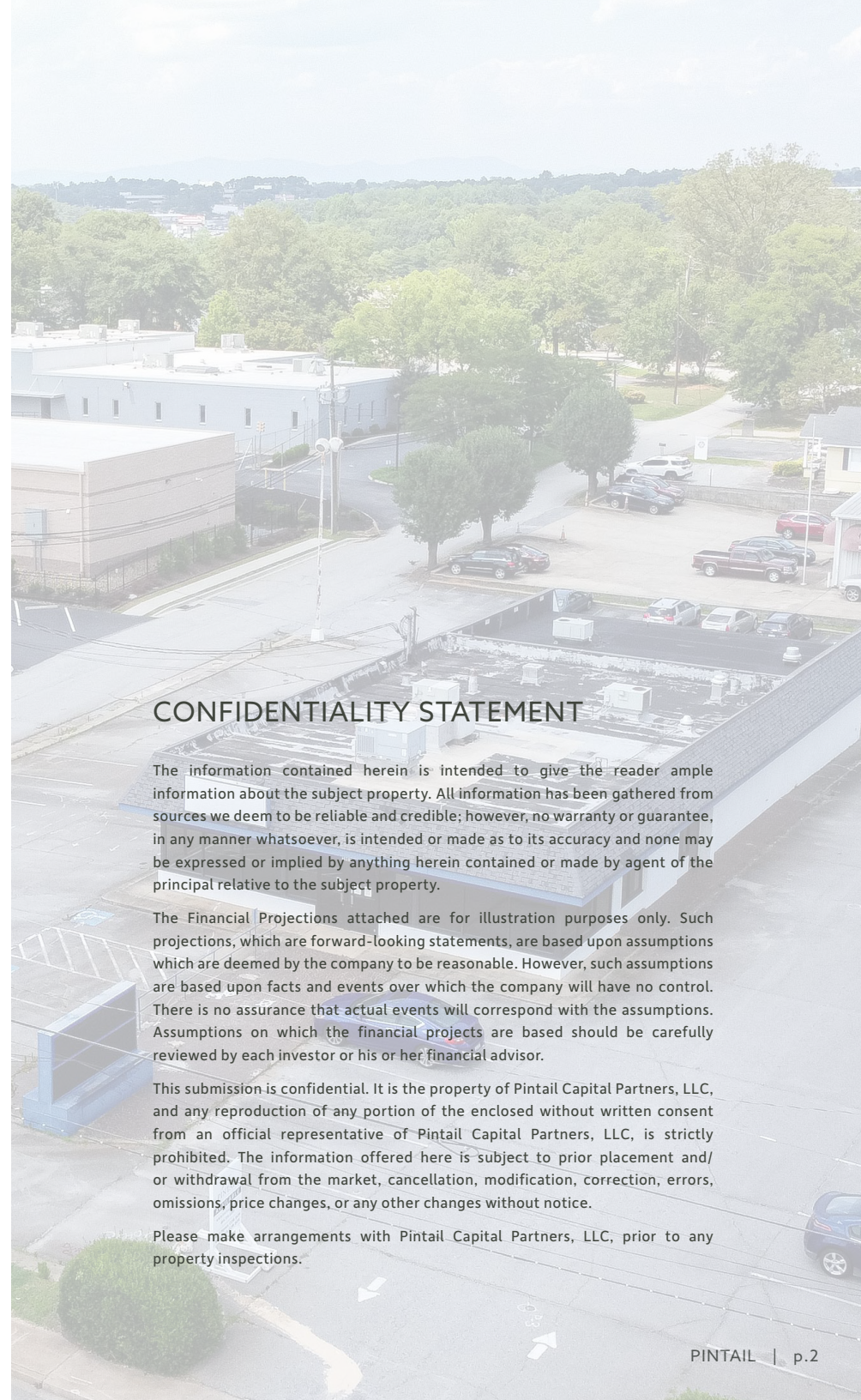


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Please make arrangements with Pintail Capital Partners, LLC, prior to any property inspections.

property overview

ADDRESS: 1601 Laurens Road
Greenville, SC 29607

TAX MAP NO: 0257000800101 (Greenville County)

LOT SIZE: ±0.885 AC

ZONING: MX-2 (City of Greenville)

FRONTAGE: ±148' on Laurens Rd

HIGH VISIBILITY 27,600+ VPD on Laurens Rd

HIGHLIGHTS: Significant due diligence completed
Ideal QSR site with potential for drive-thru

➔ **SALE PRICE:** **\$1,800,000**

LEASE RATE: Contact broker



property location

DOWNTOWN GREENVILLE
(2.8 MILES TO MAIN ST)

SWAMP RABBIT TRAIL

ENCLAVE LAURENS DEVELOPMENT

← ANTRIM DRIVE

1601
LAURENS
RD

← LAURENS ROAD →



surrounding retail



SMOOTHIE KING

BARBERITOS

FIRESTONE

red bowl
asian bistro

THE FRESH
MARKET

UNITED STATES
POSTAL SERVICE

AutoZone

Advance
Auto Parts

DUNKIN'

Blue Cross
BlueShield

Spectrum

← ANTRIM DRIVE



1601
LAURENS
RD

← LAURENS ROAD →

COOK OUT

Chick-fil-A

Camelot
Cinemas

SUBWAY

Clardy Law Firm

SalonCentric

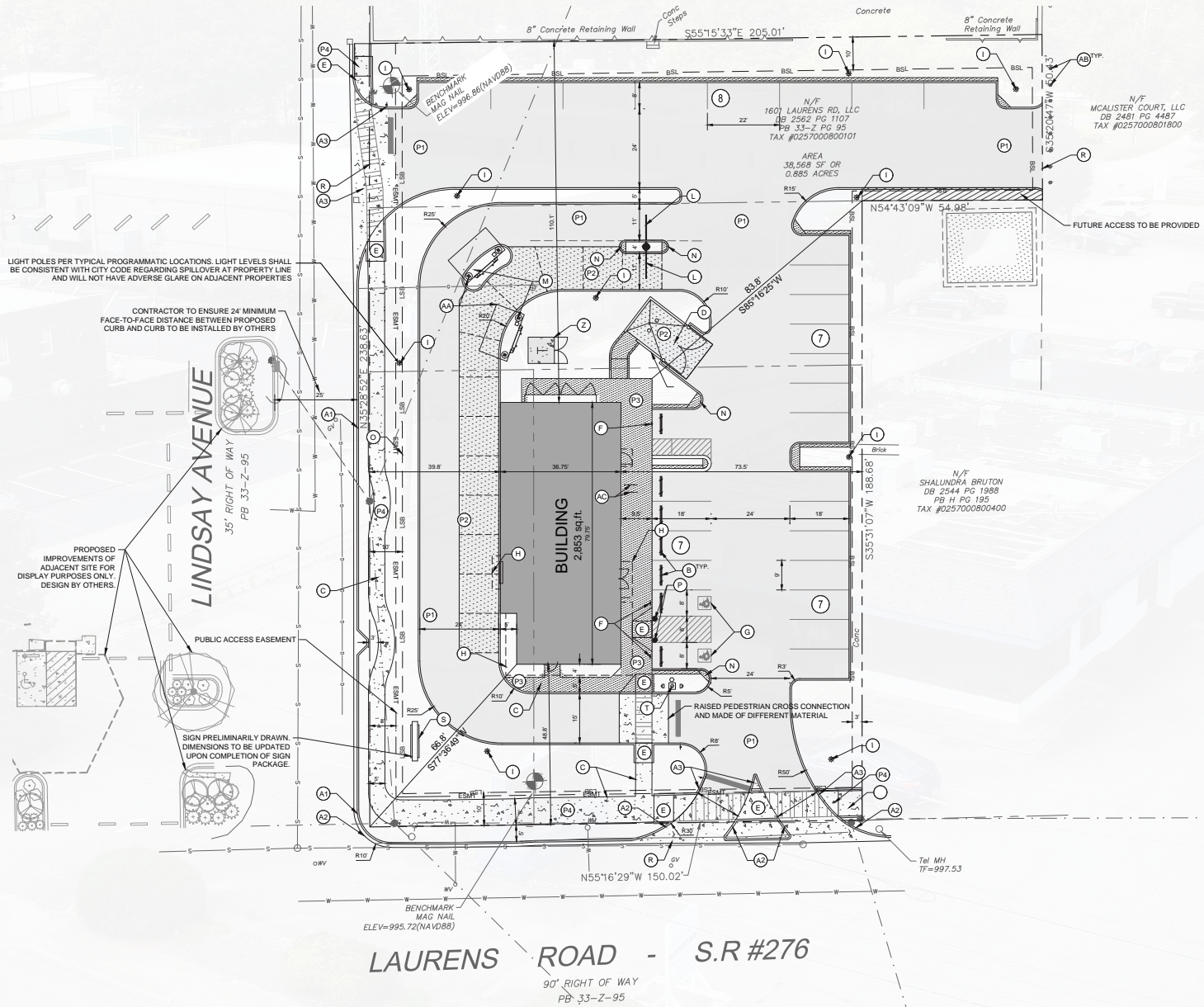
Cottage
Grove
Vintage Market
on-trend vintage for the home

Blossom
SHOES & SUCH

IMAGE STUDIOS

KITCHEN SYNC

conceptual site plan



market overview

UPSTATE SOUTH CAROLINA

Located between Atlanta and Charlotte, South Carolina's Upstate is one of America's fastest-growing megaregions with **\$8.4B in capital investments announced in the last five years**. Made up of ten counties, the Upstate is home to a population of 1,590,636 (2023).

Favorable tax rates, market accessibility, paired with the quality and availability of the workforce make the region a business location of choice by foreign and domestic companies.

The Upstate boasts some of the world's most forward-thinking companies and leaders, making it **home to 579+ international companies** representing 35 countries.

1,590,636 POPULATION TOTAL
(↑1.9% from 2022)

\$51,117 PER CAPITA INCOME
(↑1.2% from 2022)

\$212B IN NEW CAPITAL INVESTMENTS
+ 4,455 new jobs

top employers in the region

BMW Manufacturing Corp 11,000+ employees
Clemson University 10,000+ employees
Greenville County Schools 10,000+ employees
Michelin North America 5,000+ employees



#4 BEST PLACE TO LIVE IN THE NATION

GREENVILLE, SC (U.S. News & World Report)

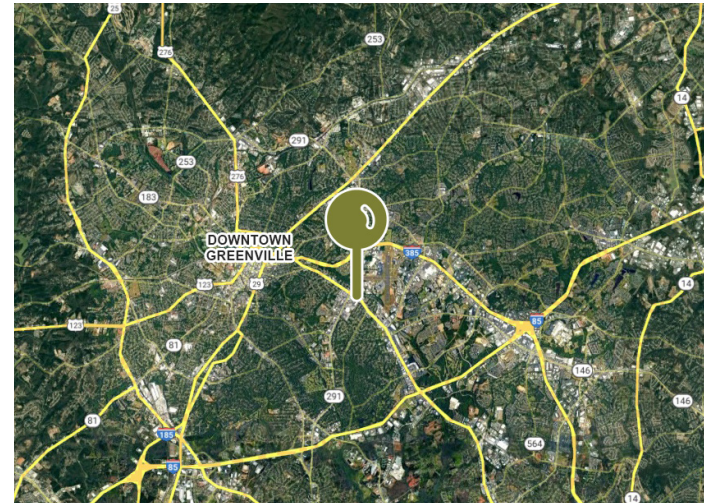


demographics

HOUSEHOLDS	1 MI.	3 MI.	5 MI.
2010 Households	2,103	23,750	37,350
2023 Households	2,659	34,615	48,907
2028 Household Projection	2,792	36,487	50,512
Annual Growth 2010-2023	1.26%	1.45%	1.31%
Annual Growth 2023-2028	1.05%	1.05%	1.03%
Average HH Income	\$74,991	\$119,650	\$84,121
Per Capita Income	\$34,990	\$55,767	\$35,202
Average Home Value	\$281,594	\$475,095	\$269,738
Owner Occupied Households	49.9%	41.8%	50.5%
Renter Occupied Households	43.6%	46.2%	41.2%

POPULATION	1 MI.	3 MI.	5 MI.
2010 Population	4,703	53,506	91,178
2023 Population	5,350	65,301	107,528
2028 Population Projection	5,613	68,514	110,731
Annual Growth 2010-2023	1.13%	1.22%	1.18%
Annual Growth 2023-2028	1.04%	1.04%	1.03%
Total Daytime Population	13,081	116,643	126,735

CONSUMER SPENDING	1 MI.	3 MI.	5 MI.
Apparel & Services	\$4,007,752	\$78,087,996	\$80,063,818
Education	\$2,862,519	\$61,665,698	\$59,395,621
Entertainment/Recreation	\$6,631,600	\$126,792,734	\$134,053,561
Food	\$19,111,239	\$249,890,727	\$380,104,492
Health Care	\$13,566,093	\$246,645,383	\$270,522,043
HH Furnishings/Equip.	\$5,209,638	\$101,251,398	\$104,992,104
Personal Care	\$1,715,960	\$33,995,980	\$34,353,444
Shelter	\$43,325,215	\$865,542,600	\$871,370,773
Travel	\$3,810,731	\$75,829,981	\$78,066,607
Vehicle Repairs/Maint.	\$2,435,624	\$46,147,921	\$48,286,718



FOR MORE INFORMATION ON THIS
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