PINTAIL

OFFERING MEMORANDUM

THE OAKS SHOPPING CENTER

507 NORTH HARPER STREET, LAURENS . SC 29360

WALT	2026 NOI	CAP RATE	LIST PRICE
4 Yr. 1 Mo.	*$214,580*	*8.0%*	*$2,682,250*





BROKERAGE *team*



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The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase.

PINTAIL

PO BOX 9776 . GREENVILLE SC 29604
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ABOUT *the property*

ADDRESS	507 North Harper Street Laurens, SC 29360
COUNTY	Laurens
TOTAL SF	±18,000 SF
ACREAGE	±2.12 AC
ZONING	Commercial
PARKING	101 Spaces

THE OAKS SHOPPING CENTER

The Oaks Shopping Center is a well-located neighborhood retail center situated at one of Laurens County's busiest intersections on N. Harper Street (US-221), offering excellent visibility and convenient access. The approximately 18,000 SF center is positioned just minutes from I-385 and the Walmart Distribution Center, serving the daily needs of the surrounding community. The property features a stable mix of service-oriented and destination tenants including Self Regional Healthcare, Domino's Pizza, Roper Staffing, Credit Central, China Star, and The Armory Gym, providing a diverse and complementary tenant base with consistent local traffic. Ample on-site parking and strong exposure to approximately 17,000 vehicles per day further enhance the property's long-term appeal.



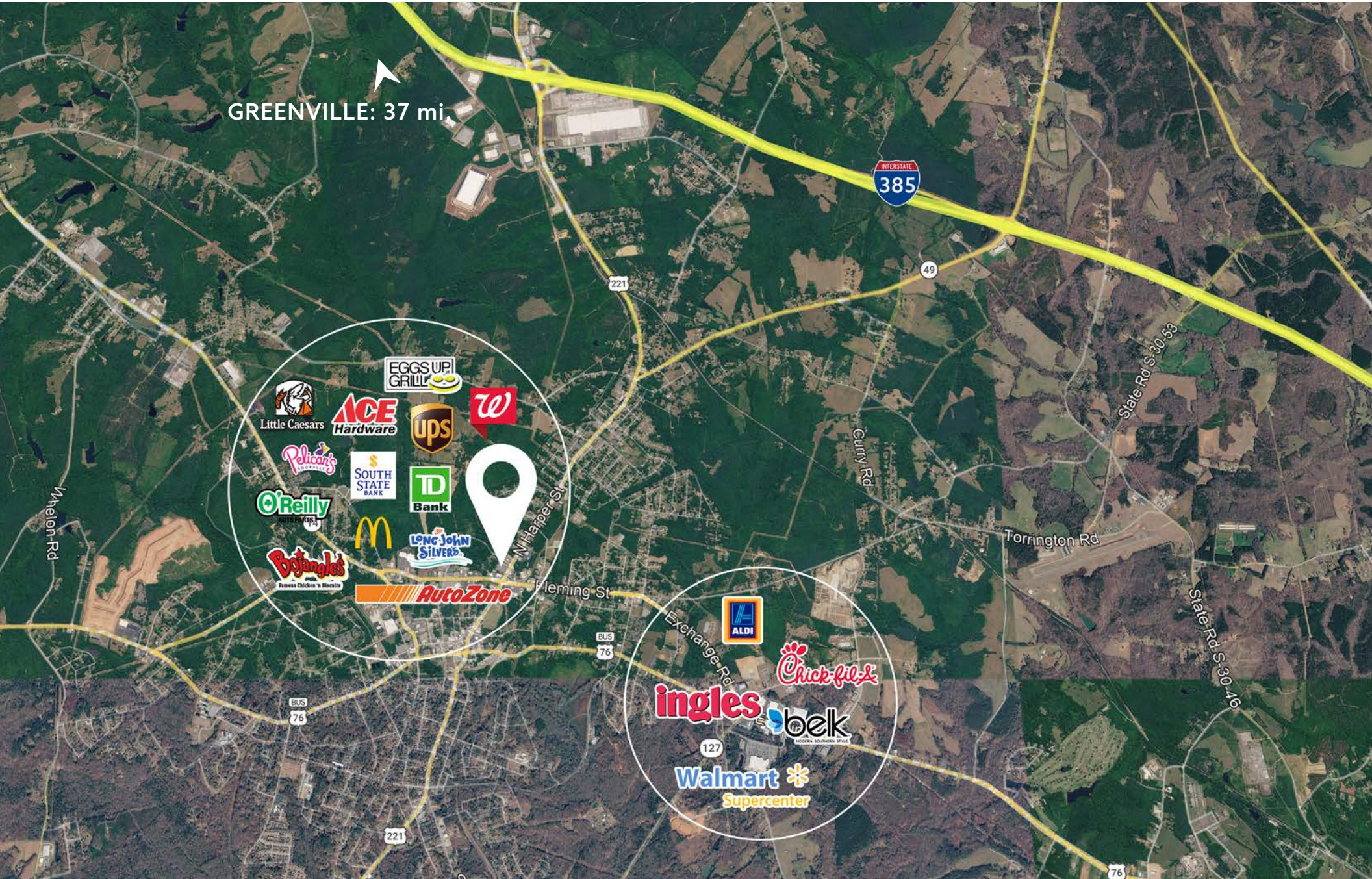
RENT ROLL* *and tenants*

current leases

UNIT	TENANT	SIZE (SF)	LEASE EXPIRATION	CURRENT BASE RENT/MO.	ANNUAL RENT	RENT/ SF	OPTIONS	RENT INCREASES	LEASE
A+B	China Star	3,000	6/30/2031	$3,500.00	$42,000.00	$14.00	1 x 5-Year	$500 increase at option period (14.29% increase)	NNN
C	Credit Central	1,500	12/31/2028	$1,875.00	$22,500.00	$15.00	—	—	NNN
D	Summit Financial	1,500	9/30/2030	$1,800.00	$21,600.00	$14.69	1 x 5-Year	$500 increase at option period (28% increase)	NNN
E	Roper Staffing	1,500	11/30/2028	$1,660.16	$19,921.92	$13.28	1 x 5-Year	10% increase at option period	NNN
F	Domino's	1,500	7/31/2027	$1,796.49	$21,557.88	$14.37	4 x 5-Year	2% annual increases for initial term (10% every 5 yr option)	NNN
G-J	Armory Fitness	6,000	7/31/2031	$3,750.00	$45,000.00	$7.50	1x 5 year	$500 increase at option period (13.33% increase)	NNN
K-L	Self Regional Healthcare	3,000	12/31/2031	$3,500.00	$42,000.00	$14.00	2 x 5 year	10% increase at option period	NNN
	7 UNITS TOTAL	**18,000**		**$17,881.65**	**$214,580**				

*As of October 1, 2026

SURROUNDING *area*





THE OAKS SHOPPING CENTER | 507 N. HARPER STREET . LAURENS . SC 29360

for more information, please contact:

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