FOR SALE OR LEASE

DOWNTOWN LAURENS

Mixed Use on The Square

108 E. Public Square Laurens, SC

SVN PALMETTO

REEDY RIVER RETAIL at SVN | PALMETTO

EXECUTIVE SUMMARY

Located in the heart of Downtown Laurens, SC, this beautifully restored two-story property presents an amazing leasing opportunity for a tenant seeking high visibility, professional appeal, and true character. Formerly constructed as a salon and later converted into a dance studio, the building is perfectly suited for a broad range of uses—whether as an upscale retail concept, a boutique food and beverage operation, or professional office suites.

The property features ±2,200 square feet of usable space, with an ideal layout providing flexibility for a full-building lease or floor-by-floor occupancy. The main level offers an open, airy floor plan suitable for retail, service-based businesses, coffee shop, bakery, sushi restaurant, boutique fitness, or similar activations. The upper level includes multiple private rooms—large enough for conference tables or multiple desk setups—making it highly functional for attorneys, mortgage firms, creative agencies, engineers, therapists, or administrative headquarters. A separate exterior entrance also allows for independent use of each floor.

This building stands apart through its premium finish levels and preserved historic character. A complete aesthetic restoration showcases refinished hardwood flooring, warm exposed brick accents, upgraded lighting and fixtures, and thoughtful interior improvements that reflect timeless quality. Natural light floods both levels, and the rear of the property opens toward Laurens' Back Street Park, offering attractive outdoor views and walkability.

With high-profile surrounding businesses, steady foot traffic, ongoing downtown revitalization, and proximity to frequent events hosted on the Laurens Square, the location supports strong visibility and long-term positioning for a tenant with vision. Whether leasing one level or the entire building, the property provides immediate functionality and character-rich appeal—making it an exceptional opportunity within one of the area's most desirable commercial corridors.

ADDITIONAL PHOTOS

PROPERTY HIGHLIGHTS

PROPERTY DETAILS

- **For Sale - $360,000**
- **Lor Lease - $12/SF/YR NNN**

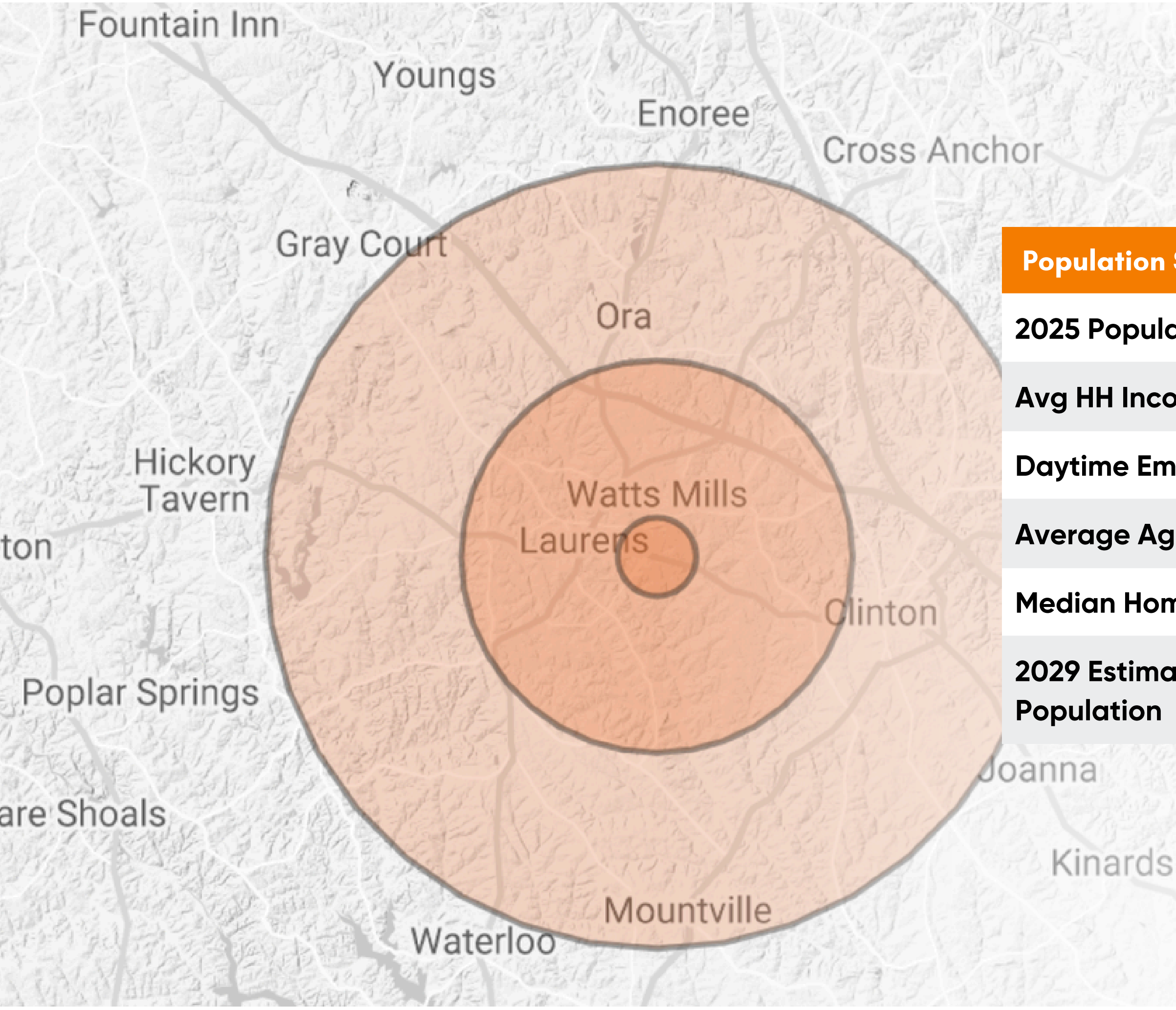
- ±2,200 SF across two levels, with flexible lease options for one or both floors
- Ideal layout for retail, restaurant, coffee shop, boutique services, or professional office use
- Premium restored features including hardwood flooring, exposed brick, upgraded fixtures, and abundant natural light
- First floor offers open, adaptable space perfectly suited for customer-facing businesses
- Second floor includes multiple private offices/rooms with a separate entrance, ideal for professional users
- Positioned directly behind Laurens Back Street Park with attractive views and walkability
- Located within the revitalized downtown district, benefiting from events, tourism, and consistent foot traffic
- Suitable for full building occupancy or floor-by-floor leasing for qualified tenants

DEMOGRAPHIC SNAPSHOT

$78,764 AVG HH Income (5mi)	**±14,497 Daytime Employees (5mi)**
$251,728 Median Home Value (5mi)	**±17,973 2025 Population (5mi)**

RETAILER MAP

DEMOGRAPHICS



Population Summary	3 Mile	5 Mile	10 Mile
2025 Population	3,761	17,973	40,555
Avg HH Income	$68,221	$78,764	$78,444
Daytime Employees	2,988	14,497	33,056
Average Age	41.4	41.8	41.9
Median Home Value	$206,169	$251,728	$252,310
2029 Estimated Population	+0.6%	+1.0%	+1.2%

Source: Site Seer Retail Data

AREA OVERVIEW

LAURENS COUNTY & UPSTATE SOUTH CAROLINA

The Upstate is the region in the westernmost part of South Carolina, United States, also known as the Upcountry, which is the historical term. Although loosely defined among locals, the general definition includes the ten counties of the commerce-rich I-85 corridor in the northwest corner of South Carolina. This definition coincided with the Greenville–Spartanburg–Anderson, SC Combined Statistical Area, as first defined by the Office of Management and Budget in 2015.

The region's population was 1,647,112 as of 2020. Situated between Atlanta and Charlotte, the Upstate is the geographical center of the "Char-lanta" mega-region.

Laurens, South Carolina, seamlessly blends its rich historical heritage with modern economic development, making it an exceptional location for new business ventures. A focal point of this vibrant community is the Historical Laurens County Courthouse, situated in the heart of the historic square. This iconic building is undergoing a comprehensive restoration, with Phase 2 focusing on exterior repairs, including window replacements, and interior enhancements like the installation of an ADA-compliant elevator. The project is estimated at $5.55 million, reflecting the community's dedication to preserving its heritage and growing from the “inside-out”.

In 2020, Laurens County voters approved a one cent Capital Project Sales Tax (CPST), projected to generate approximately $51 million over eight years. This initiative funds 16 projects aimed at enhancing the county's infrastructure and public amenities, thereby improving the overall business climate. Notably, the CPST allocates funds for renovating parks and recreational facilities, constructing a state-of-the-art library, and developing an Agriculture and Business Center to support local enterprises.

These developments underscore Laurens' commitment to fostering a thriving business environment. Investing in Laurens means becoming part of a community that values its history while actively working towards modern enhancements, ensuring a prosperous future for businesses and residents alike.


GREENVILLE, SC
Top 10 Best Places To Live -Men's Journal
#3 Top City in the South -Southern Living
#3 Strongest Job Market In America -CNN Money

REEDY RIVER RETAIL

SPECIALIZED RETAIL BROKERAGE TEAM

In 2018, Dustin and Daniel left their teaching careers to pursue commercial real estate, quickly building one of the top retail brokerage teams in the Upstate. They prioritize relationship-building, client education, and delivering value through hard work and creativity.

The team has expanded to include additional advisors Chris Philbrick, Brett Mitchell, and Stephan Thomas, along with administrative and marketing support from Angie Looney.

Specializing in investment sales, landlord/tenant representation, and development, their focus on retail brokerage instills confidence in their clients. With the support of the SVN network of over 220 offices, Reedy River Retail has gained national recognition.

330 Pelham Rd. Ste 100A
Greenville, SC 29615

SVN PALMETTO

REEDY RIVER RETAIL

INVESTMENTS - LANDLORD REPRESENTATION - TENANT REPRESENTATION - DEVELOPMENT

REEDY RIVER RETAIL at SVN PALMETTO'S SOUTHEAST REACH

WHAT OUR CLIENTS ARE SAYING...

"I can't imagine my journey without Dustin and Daniel. These guys are very relationship-driven and not transactional-based. Their passion for the business shines by the way they work for their clients."
- David Simmons, Franchisee of Voodoo Brewery

"We started working with Dustin and Daniel about a year ago, but their reputation certainly preceded them. They were presented to us as the "young and hungry" power brokers who wanted to talk less, and prove themselves with results. They are proactive, resourceful, and tenacious. More importantly, they're honest and just a blast to work with! "
- Nauman Panjwani, VP of SNS Properties

NOTABLE CLIENTS & RECENT TRANSACTIONS WITHIN THE SOUTHEAST

McAlister's Deli
Tipsy Taco
Another Broken Egg Cafe
Blaze Pizza
Eastwood Homes
Gameday Men's Health
Dunkin'
Chop Barbershop
The Gelatist Eccellenza Italiana
Venture South Investments
Tropical Grille
WNB Factory Wings · Burgers · Tenders
Great Clips
Charleys Philly Steaks
Slim Chickens
Biscuit Belly
WellStreet Urgent Care
Sonic Suds
Summer Moon Coffee
The UPS Store
Southbound Development Group
Mattress Warehouse
Potbelly Sandwich Works
AT&T
Scooter's Coffee
Culver's
Chipotle Mexican Grill
Indigo
Brixworx Development
Namdar
Tazikis Mediterranean Cafe
Applebee's
Community Hub
CRH Central Realty Holdings Real Estate Investment
ParksHospitalityGroup
Tropical Smoothie Cafe

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