

FOR LEASE

±3,000 - ±11,000 SF Available in Laurens, SC



104-108 Fleming St.
Laurens, SC 29360



Ellice Niedrach

P: 864-680-7916

E: eniedrach@reedypg.com

Executive Summary

Fleming Street | Laurens, SC 29360

Property Highlights:

- Ample parking
- Great access
- High visibility
- New roof (2024)
- Located at the signalized intersection of Fleming St and Hwy 221
- Situated beside Little River Walking Trail
- Traffic Counts:
 - ±10,800 VPD on Fleming Street (2024)
 - ±12,900 VPD on North Harper Street (2024)
 - ±13,900 VPD on E Main Street (2024)
- Rapidly growing market
- Owner will offer a TI allowance
- New pylon sign (2026)

Offering Summary

Suite 104:	±3,000 SF
Suite 106:	±3,000 SF
Suite 108:	±5,000 SF
Lease Rate:	Contact Broker For Pricing

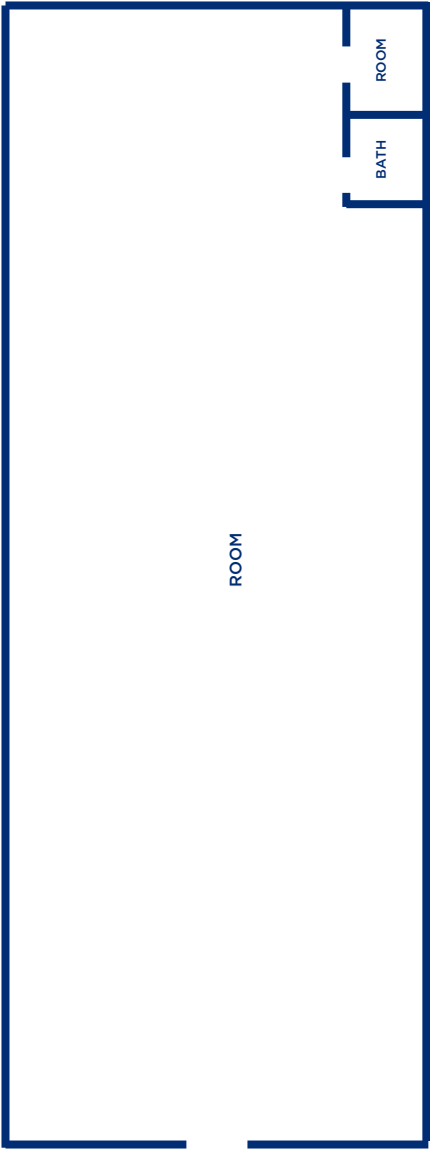
Square footage, taxes, utilities, and lot dimensions to be verified by Tenant and/or Tenant's agent



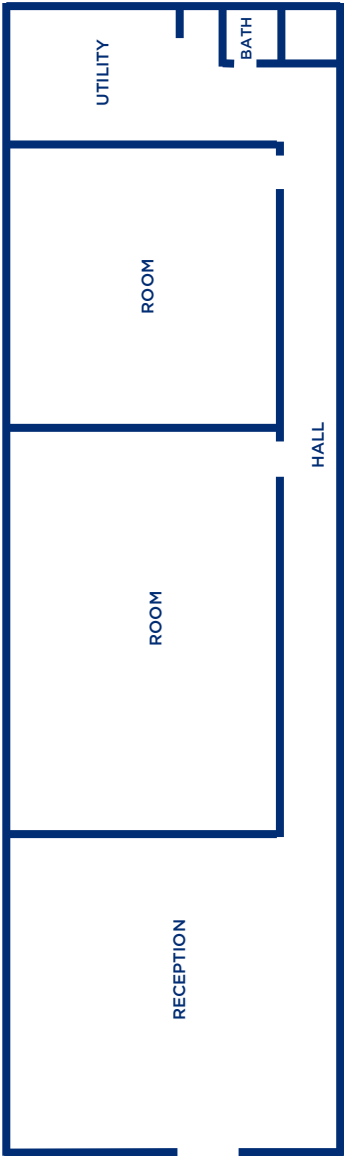
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Floor Plans

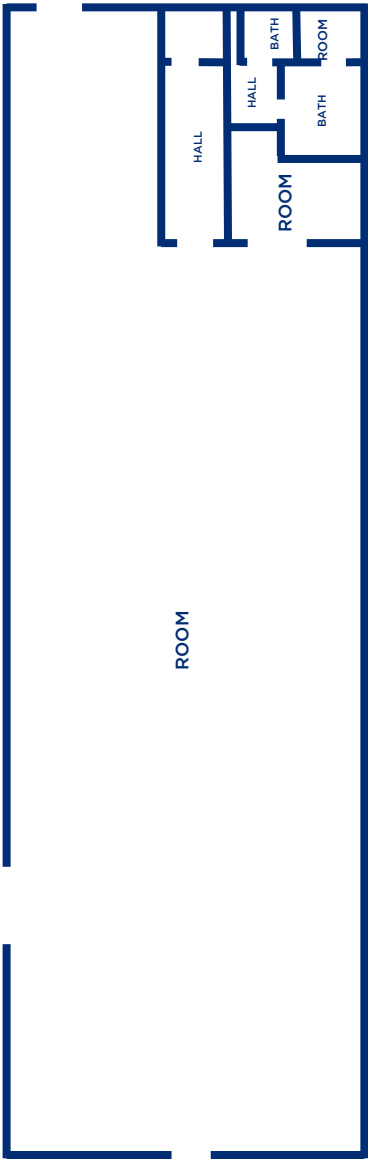
REEDY



Suite 108



Suite 106



Suite 104

Map

Laurens, SC



Parcel Overview

104-108 Fleming St

Downtown
Laurens

221

VPD: ±12,700

Little River
Walking Trail

Little River

FLEMING STREET VPD: ±10,800

EGGS UP
GRILL

FAMILY
DOLLAR

Contact Information

Reedy Property Group

WE KNOW THE MARKET BECAUSE WE'RE INVESTED HERE TOO

At Reedy Commercial, we care about the why behind a commercial property as much as the what.

That's because we believe resilient communities, and portfolios that weather any market, start with people who have a vision beyond a quick profit.

Our network is as valuable as our net worth because this is our market, too.

We're invested in every asset class of commercial real estate right where our roots run deepest. That's how we uncover powerful investments in unexpected locations that yield incredible returns. It's why our clients trust us over the latest trends. And, it's what ignites our deepest passion - turning real estate investments into legacies.



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