

**FOR SALE  
DOWNTOWN LAURENS  
VALUE-ADD OFFICE**



**FLYER**

# 221 W Laurens

**221 W LAURENS ST**

Laurens, SC 29360

**PRESENTED BY:**

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SC #136379

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SC #106855

## PROPERTY SUMMARY



## OFFERING SUMMARY

<b>SALE PRICE:</b>	\$500,000
<b>BUILDING SIZE:</b>	±5,943 SF
<b>LOT SIZE:</b>	±0.25 Acres
<b>PROPERTY TYPE:</b>	Office
<b>YEAR BUILT/RENOVATED:</b>	1974/2022
<b>APN:</b>	906-11-05-007

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## PROPERTY DESCRIPTION

Reedy River Retail at SVN | Palmetto is pleased to present this well-positioned office building, originally built in 1974, underwent a major renovation in 2022, bringing it up to modern standards while preserving its solid foundation. The property is anchored by Gleamns Human Resources Commission, a longstanding tenant occupying approximately 38% of the building. With their lease up for renewal, this presents a great opportunity to renegotiate and bring rents to market. The remaining 62% of the building is vacant, creating an excellent value-add opportunity for an investor looking to lease up the space and maximize returns. With a pro-forma annual NOI of ± \$50,000 - \$70,000, this property is ready for a new owner to step in, stabilize, and capitalize on its full potential. One of the biggest perks is dedicated parking. In a downtown setting where parking is scarce, this property offers approximately 18 dedicated spaces, a rare and highly desirable amenity for tenants. This is a turnkey investment opportunity for an owner-operator or savvy investor looking to take advantage of an already-improved asset with built-in upside.

## PROPERTY HIGHLIGHTS

- Substantial renovation in 2022 - All the work is done, just lease it up
- Longstanding tenant in place - Stable income with upside potential
- 62% vacancy for value-add potential - Lease up and increase cash flow
- Rare dedicated parking (±18 spaces) - An asset in a downtown market
- Pro-forma NOI: ± \$50,000 - \$70,000 annually - Strong upside potential

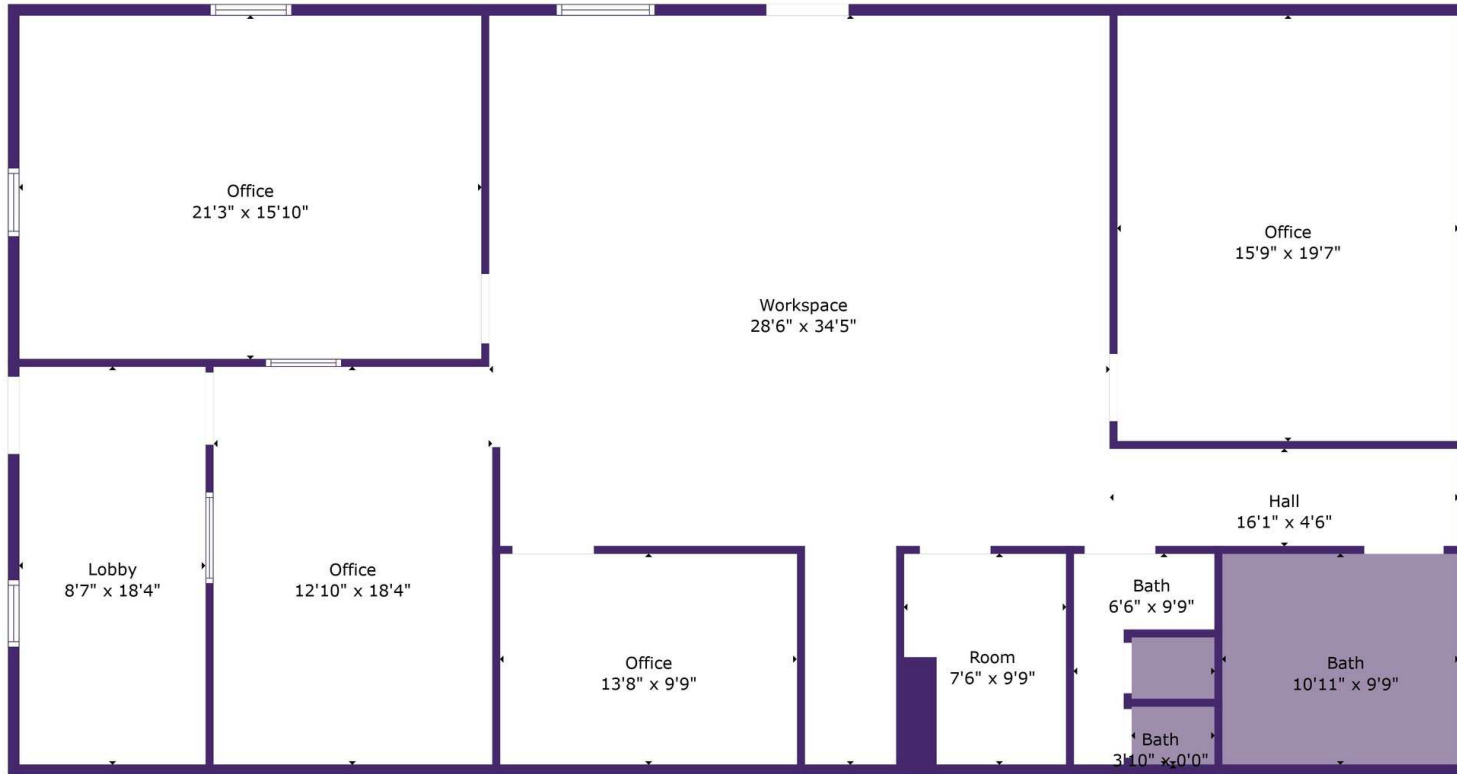
**RENT ROLL**

SUITE	TENANT NAME	SIZE SF	% OF BUILDING	PRICE / SF / YEAR	MARKET RENT	ANNUAL RENT	LEASE START	LEASE END
A	Gleamns Neighborhood Center	2,283 SF	38.41%	\$8.28	\$12.00	\$18,903.24	09/01/2022	08/31/2025
B	Vacant	3,660 SF	61.59%	-	\$12.00	-	-	-
<b>TOTALS</b>		<b>5,943 SF</b>	<b>100%</b>	<b>\$8.28</b>		<b>\$18,903.24</b>		

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# SUITE A - LEASED



**TOTAL: 2283 sq. ft**  
FLOOR 1: 2283 sq. ft

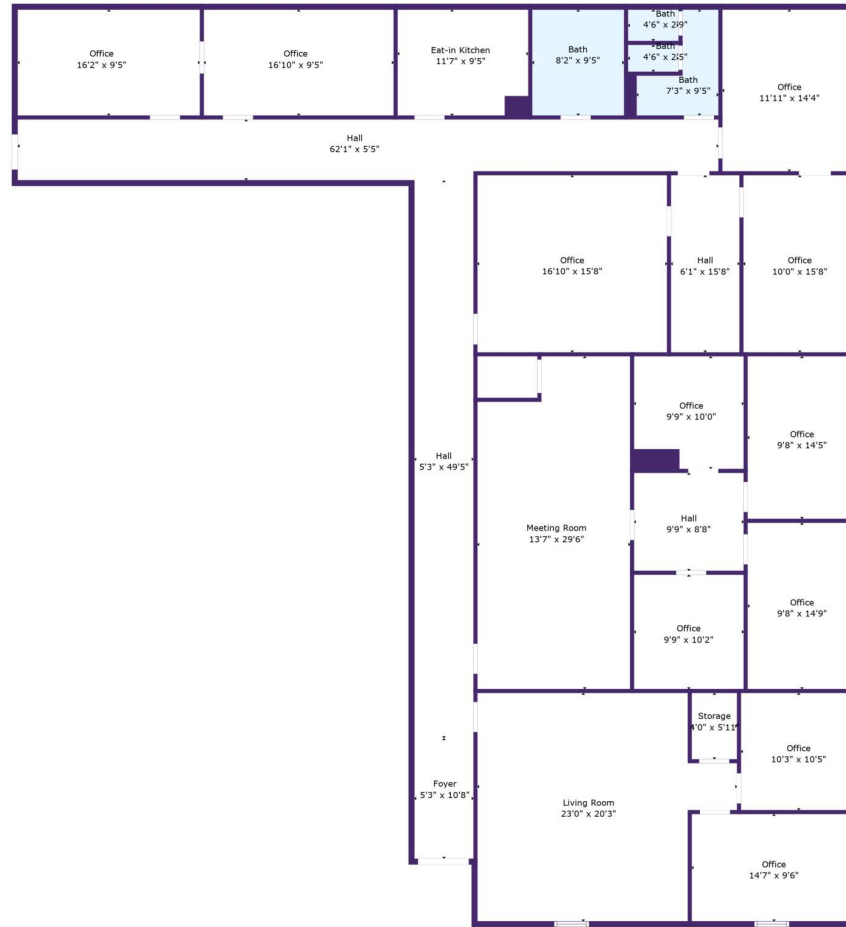
Dimensions Are Approximate. This Plan Is For Illustrative Purposes Only.



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# SUITE B - VACANT



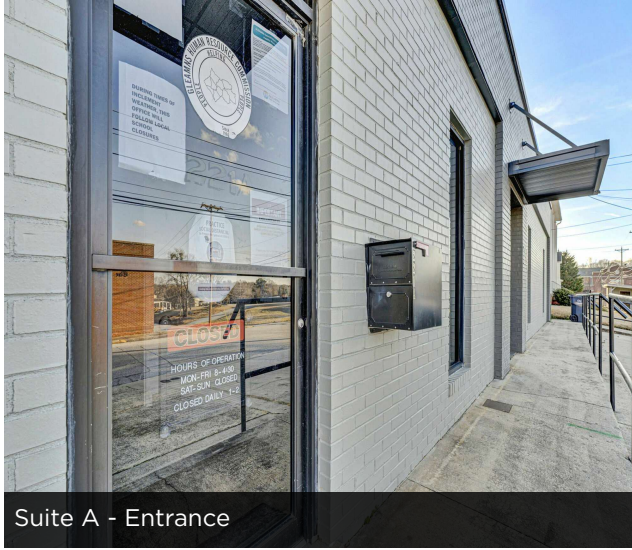
GROSS INTERNAL AREA  
 FLOOR 1: 3660 sq. ft  
 TOTAL: 3660 sq. ft  
 Dimensions Are Approximate. This Plan Is For Illustrative Purposes Only.



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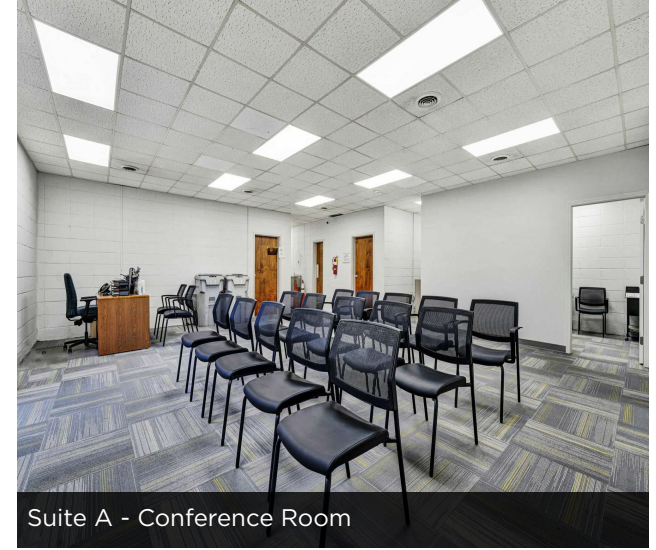
## ADDITIONAL PHOTOS



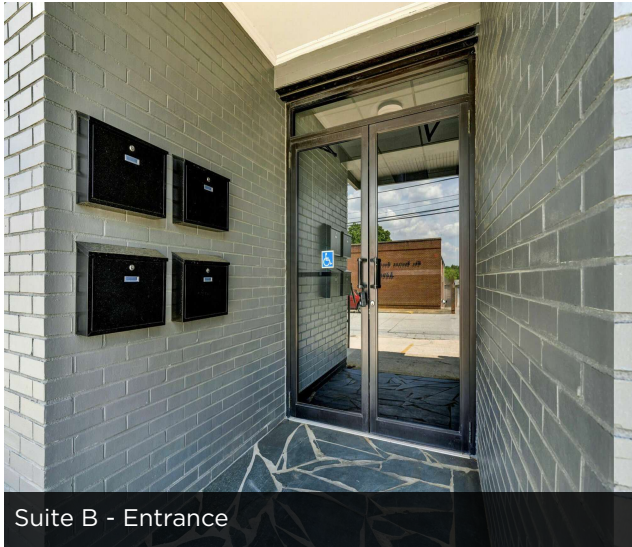
Suite A - Entrance



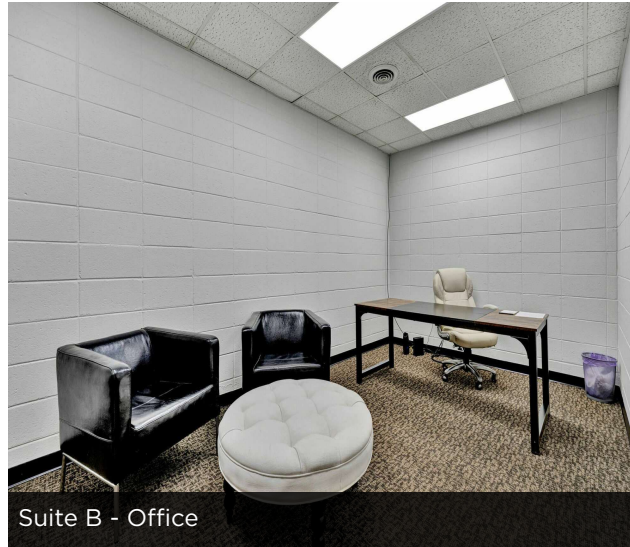
Suite A - Lobby



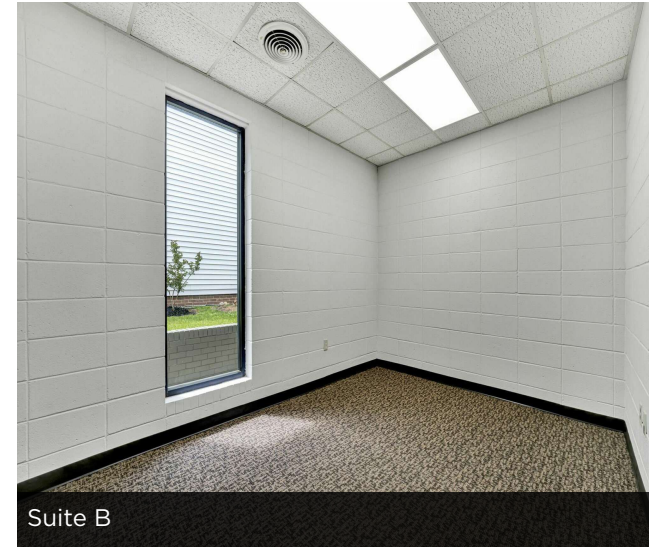
Suite A - Conference Room



Suite B - Entrance



Suite B - Office



Suite B

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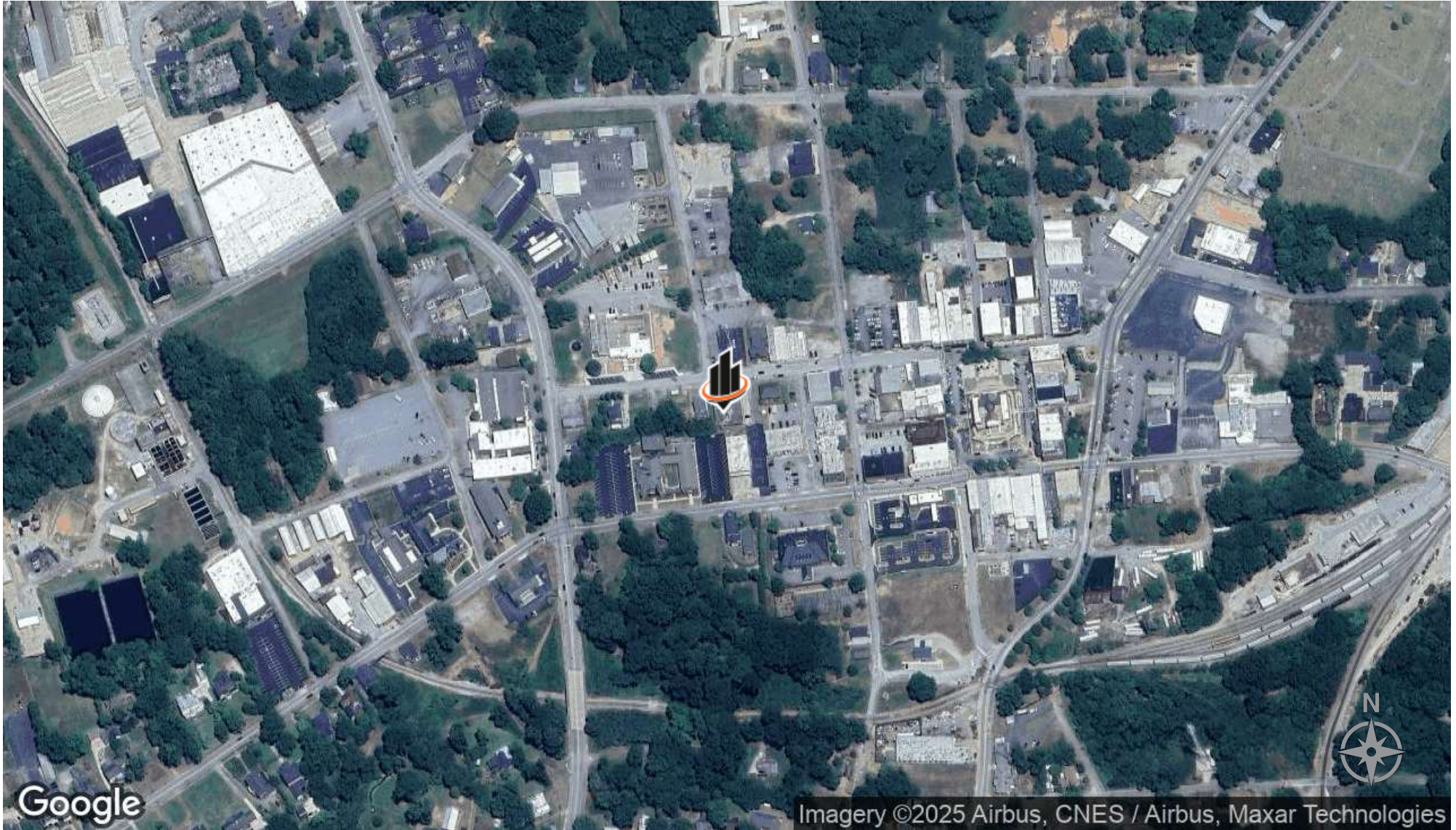
# RETAILER MAP



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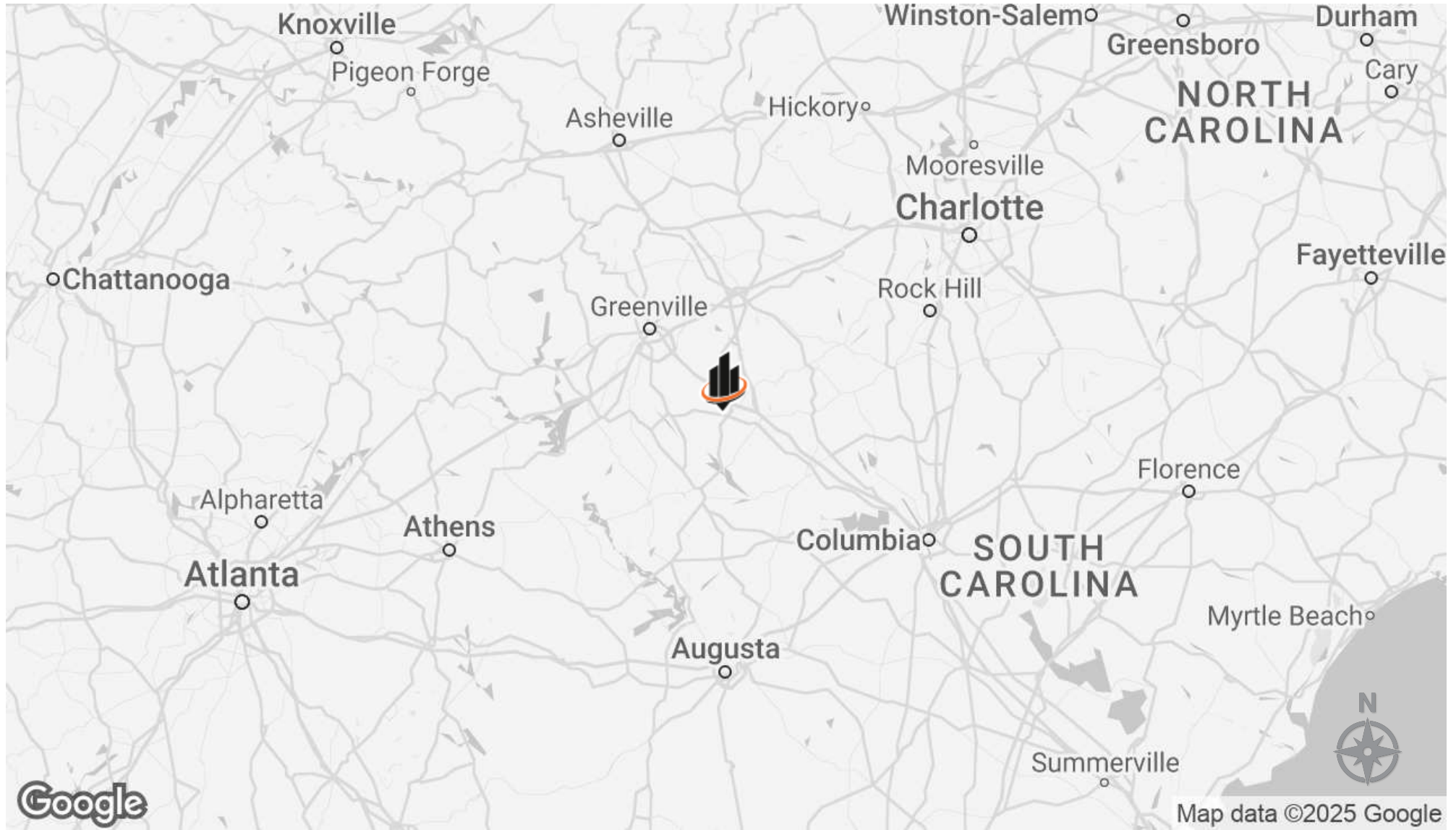
# LOCATION MAP



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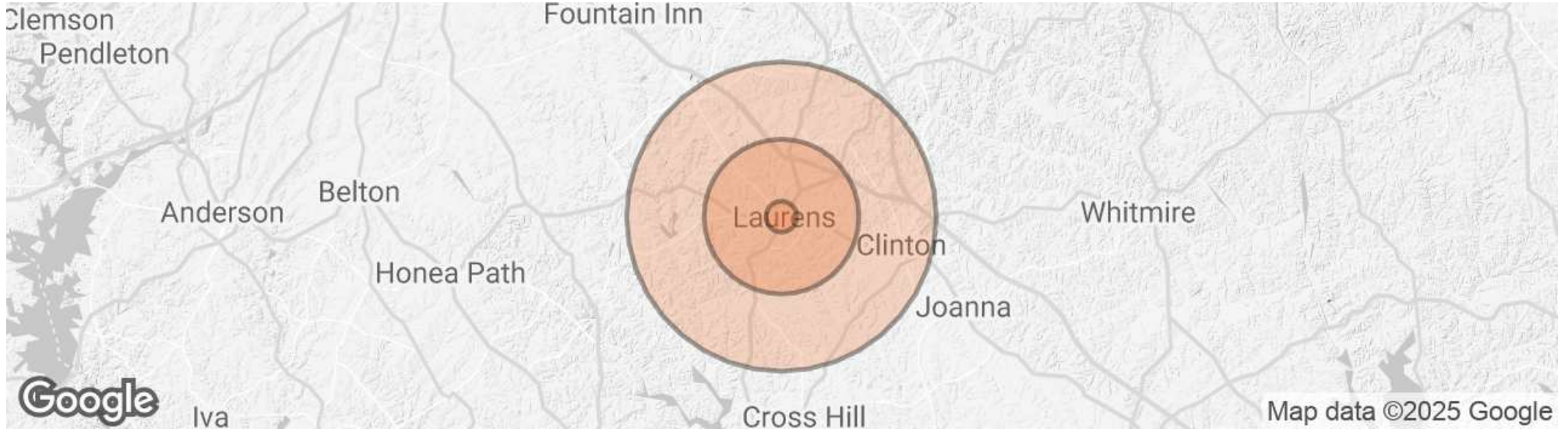
# REGIONAL MAP



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# DEMOGRAPHICS MAP & REPORT



Demographics data derived from AlphaMap & Sitieseer

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	±3,925	±18,042	±40,820
AVERAGE AGE	±41.5	±41.7	±41.8
AVERAGE HH INCOME	±\$67,753	±\$77,158	±\$77,377
AVG HOUSE VALUE	±\$219,684	±\$246,515	±\$247,085
DAYTIME EMPLOYEES	±3,116	±14,513	±33,191

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# 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.

**INVESTMENTS - LANDLORD REPRESENTATION - TENANT REPRESENTATION - DEVELOPMENT**

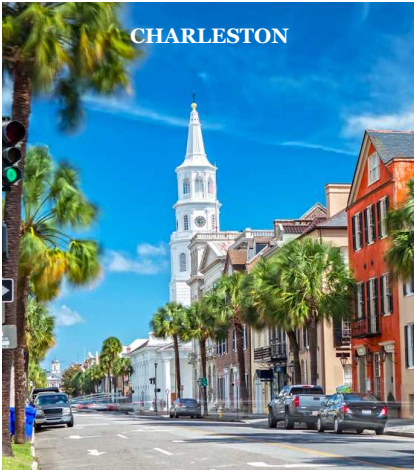
330 Pelham Rd. Ste 100A  
Greenville, SC 29615



GREENVILLE



CHARLESTON



CHARLOTTE



NOTABLE CLIENTS & RECENT TRANSACTIONS WITHIN THE SOUTHEAST



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

"These guys hustle and they are very patient all at the same time. They want to make sure they are getting the best deal for their client, whether it's an investment or a tenant on a leasing assignment. Dustin and Daniel are fantastic brokers who I hope to have the pleasure of dealing with for many years to come." - Joe Pazdan, Real Estate Owner/Investor and Principal at McMillian Pazdan Smith Architectural Firm

"Dustin and Daniel do fantastic work for BlueMont Group, LLC. We were new to the Upstate SC market and they quickly got us acclimated. They are knowledgeable and aggressive and will do whatever it takes for their clients. They are always available and determined to get you the best deal. Selfishly I am also impressed by the sincere love they have for our brand. Dustin and Daniel truly run on Dunkin'!" - Meghan Wolfinger, Chief Development Officer of BlueMont Group (Dunkin' Franchisee)

"In a fast moving market where timing is essential, Dustin & Daniel have proven to be great partners to our brands. They are extremely responsive and waste no time when it comes to their clients needs. They are knowledgeable and professional and they take the extra time to thoroughly investigate future opportunities. They are unmatched in their communication, commitment and market knowledge. Best in the business." - Lazaro Montoto, Tony King & Brian Shelton, Partners of Tostitos





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