

**RETAIL SUITES AVAILABLE**



**FLYER**

# Western Square

**1500 WEST MAIN STREET**

Laurens, SC 29360

**PRESENTED BY:**

**BRETT MITCHELL**

Phone: 864.498.3664

brett.mitchell@svn.com

SC #136379

**DUSTIN TENNEY**

Phone: 864.905.7226

dustin.tenney@svn.com

SC #106880

# PROPERTY SUMMARY



## OFFERING SUMMARY

<b>LEASE RATE:</b>	Contact Broker For Details
<b>NUMBER OF UNITS AVAILABLE:</b>	2
<b>AVAILABLE SF:</b>	±3,200 - ±7,200 SF
<b>BUILDING SIZE:</b>	±86,764 SF
<b>AVERAGE DAILY VEHICLES (W MAIN):</b>	±8,200
<b>NNN'S (ESTIMATED):</b>	

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**WESTERN SQUARE** | 1500 West Main Street Laurens, SC 29360

## PROPERTY DESCRIPTION

Reedy River Retail @ SVN | Palmetto is pleased to present Western Square located along Laurens' growing West Main retail corridor. The center offers flexible retail leasing opportunities with ±3,200 SF and ±7,200 SF spaces available. The center is positioned in a highly accessible location with ±8,200 vehicles per day, strong visibility, and ample parking for customers, employees, and service traffic. The center is located ±1 mile from Laurens High School and benefits from nearby residential growth, including Gibson Grove, a new neighborhood directly adjacent to the property with ±648 planned homes. This combination of traffic, parking, co-tenancy, and surrounding growth makes Western Square a strong opportunity for tenants looking to establish or expand their presence in Laurens.

## PROPERTY HIGHLIGHTS

- ±3,200 SF And ±7,200 SF Retail Spaces Available
- ±8,200 Vehicles Per Day
- Strong Co-Tenancy With Big Air, Dollar Tree, House Of Pizza, Garcia's Cuisine, And Sunnyside Dental
- Ideal For Retail, Restaurant, Wholesale, Showroom, Medical, Or Service Users
- Ample Parking And Easy Customer Access

# LEASE SPACES



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# LEASE SPACES

## LEASE INFORMATION

<b>LEASE TYPE:</b>	NNN	<b>LEASE TERM:</b>	Negotiable
<b>TOTAL SPACE:</b>	3,200 - 7,200 SF	<b>LEASE RATE:</b>	Contact Broker For Details

## AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite A	Sunnyside Family Dentistry	2,550 SF	NNN	Leased	-
Suite B	Garcias Kitchen Bar & Grill	4,050 SF	NNN	Leased	-
Suite D	Dollar Tree Store	7,500 SF	NNN	Leased	-
Suite E	Available	3,600 - 7,200 SF	NNN	Contact Broker For Details	-
Suite F	Our Little Shop	7,275 SF	NNN	Leased	-
Suite G	Laurens Fitness Center	8,450 SF	NNN	Leased	-
Suite H	Available	3,200 SF	NNN	Contact Broker For Details	-
Suite I	House of Pizza Laurens	3,586 SF	NNN	Leased	-
Suite J	Big Air Trampoline Park	39,623 SF	NNN	Leased	-

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# DEMOGRAPHICS MAP & REPORT

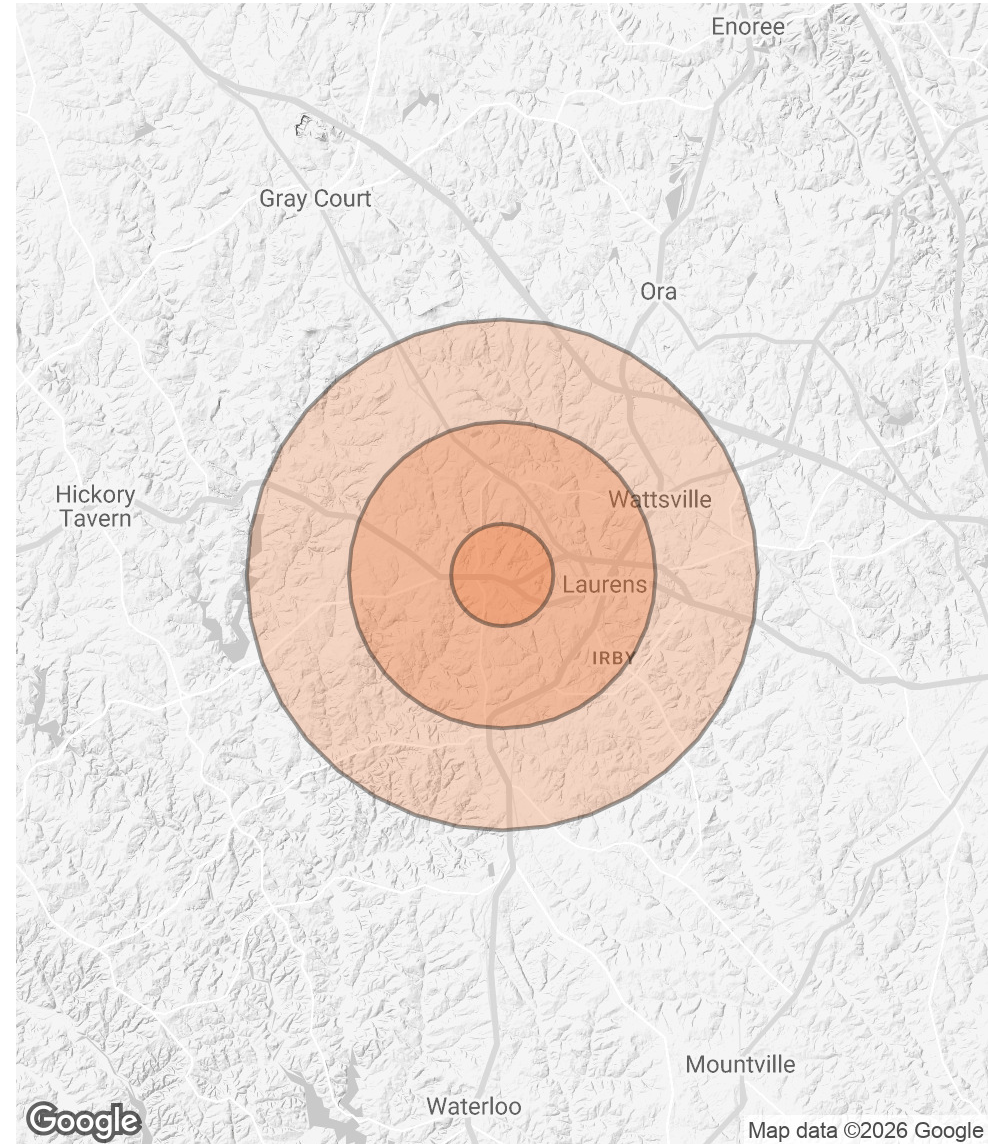
## POPULATION

	1 MILE	3 MILES	5 MILES
<b>TOTAL POPULATION</b>	1,527	11,596	17,454
<b>AVERAGE AGE</b>	48.2	45.4	42.2

## HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
<b>TOTAL HOUSEHOLDS</b>	555	3,971	6,773
<b># OF PERSONS PER HH</b>	2.2	2.4	2.6
<b>AVERAGE HH INCOME</b>	\$79,430	\$79,338	\$78,847
<b>AVERAGE HOUSE VALUE</b>	\$358,804	\$264,049	\$262,534

2023 American Community Survey (ACS)



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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.

330 Pelham Rd. Ste 100A  
Greenville, SC 29615



INVESTMENTS - LANDLORD REPRESENTATION - TENANT REPRESENTATION - DEVELOPMENT

# REEDY RIVER RETAIL at SVN PALMETTO'S SOUTHEAST REACH

GREENVILLE



CHARLESTON



CHARLOTTE



## 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





**Brett Mitchell**  
Advisor of Retail Services  
brett.mitchell@svn.com  
864.498.3664



**Dustin Tenney**  
SVP of Retail Services  
dustin.tenney@svn.com  
864.905.7226

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