

Ground lease or build-to-suit

1012 LAURENS ROAD

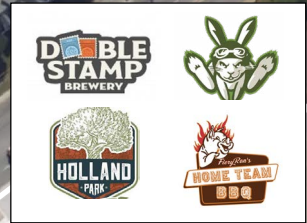
Ackley Road


The Alliance
100-unit residential
mixed use

Site

Laurens Road 26,400 VPD

Available



Swamp Rabbit Trail

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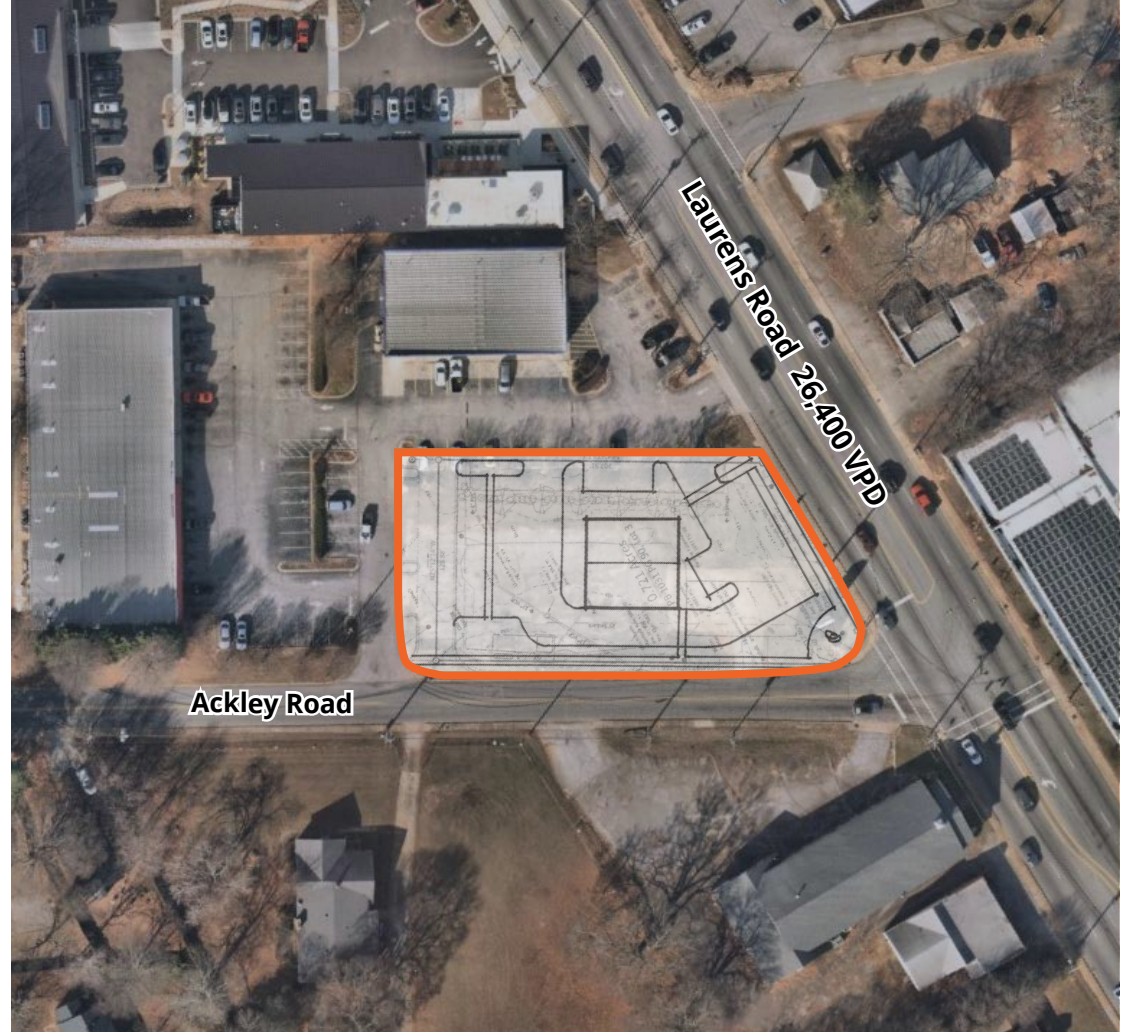
Property overview

Offering summary

Lease rate	Negotiable
Available sf	3,500 sf
Lot size	0.72 acres
Zoning	MX-2
Municipality	City of Greenville

Highlights

- 0.72 acre build-to-suit or ground lease opportunity
- Located adjacent to the new Holland Park and Basecamp developments
- Situated at a highly visible signaled intersection on Laurens Road
- Close proximity to the new Swamp Rabbit Trail extension



Demographic insights

5 minute drive



\$104,713

Avg. HH Income



\$480,211

Average home value



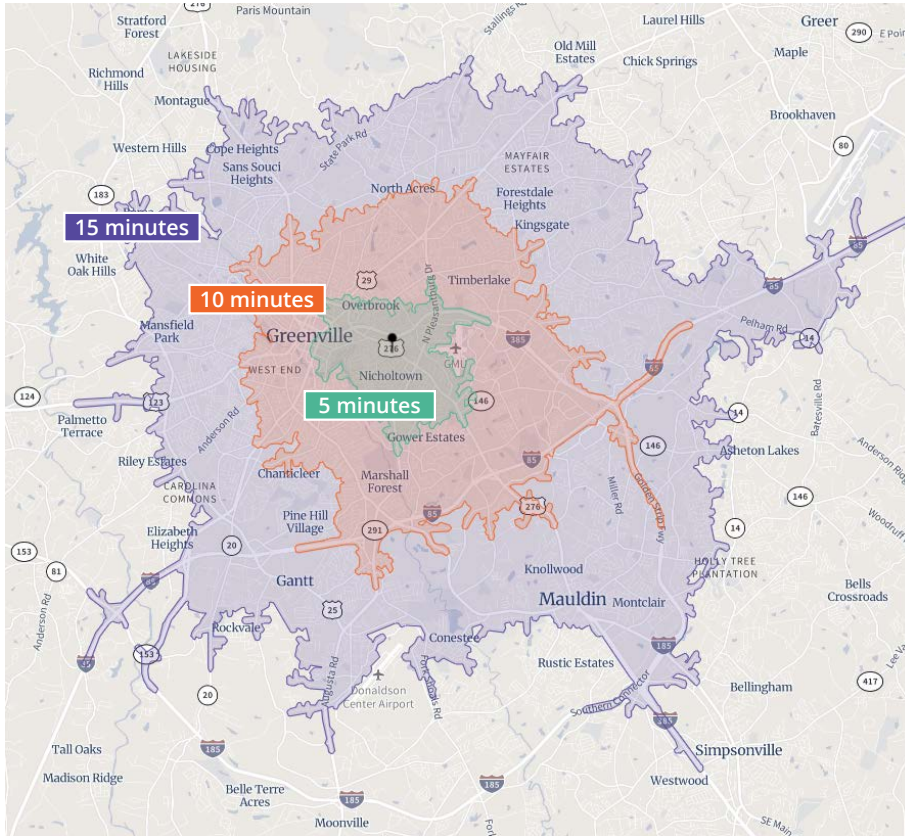
35.9

Median age

Property location



Demographics



Drive Time	5 mins	10 mins	15 mins
Total Population	12,692	82,091	226,006
Median Age	35.9	36.0	36.8
Total Households	5,576	38,100	98,413
Average Household Size	2.15	2.06	2.25
Average Household Income	\$104,713	\$128,070	\$114,499
Average Home Value	\$480,211	\$570,235	\$484,923
Total Businesses	1,720	7,683	14,271
Total Employees	18,141	93,360	175,332
* Demographic data derived from ESRI			



Population: Over 226,000 people within a 15 minute drive



Businesses: Over 14,000 businesses within a 15 minute drive



Employment: Employment population of over 175,000 within a 15 minute drive



Home Value: Average home value of \$484,923 within a 15 minute drive



Density: Over 98,000 households within a 15 minute drive



Income: Average household income of \$114,499 within a 15 minute drive

For more information, please contact:

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