

AVAILABLE FOR LEASE

±1,250 - 2,500 SF Prime Retail Space

229 Charlotte Hwy, Suites B & C | Lyman, SC 29365



Charlie Pruette
Broker In Charge
charlie@freedomcommercialre.com
864.275.7876

Haley Stephens
Senior Associate
haley@freedomcommercialre.com
864.419.5966

Executive Summary

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Property & Location Highlights:

- Recently renovated exterior with prominent storefront exposure
- Ample parking with multiple access points
- Co-Tenant: Achara Veterinary - a successful practice with 12 locations
- High Traffic Count: $\pm 23,600$ VPD
- ± 5 minutes to the new Shoppes at Pine Ridge
 - Coming soon: Publix, Tractor Supply, 7-Eleven, Lowes Foods
- 3,000+ new homes in development within 3 miles
- Direct access to I-85
- ± 30 mins from downtown Greenville
- ± 22 mins from downtown Spartanburg

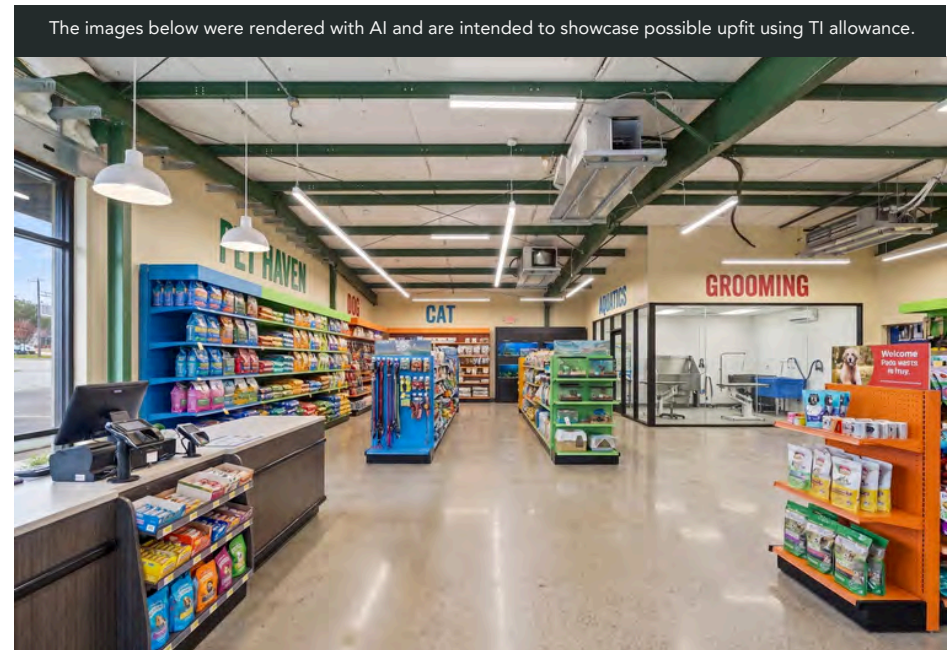
Offering Summary

Suite B: $\pm 1,250$ SF | \$30/SF (NNN)

Suite C: $\pm 1,250$ SF | \$30/SF (NNN)

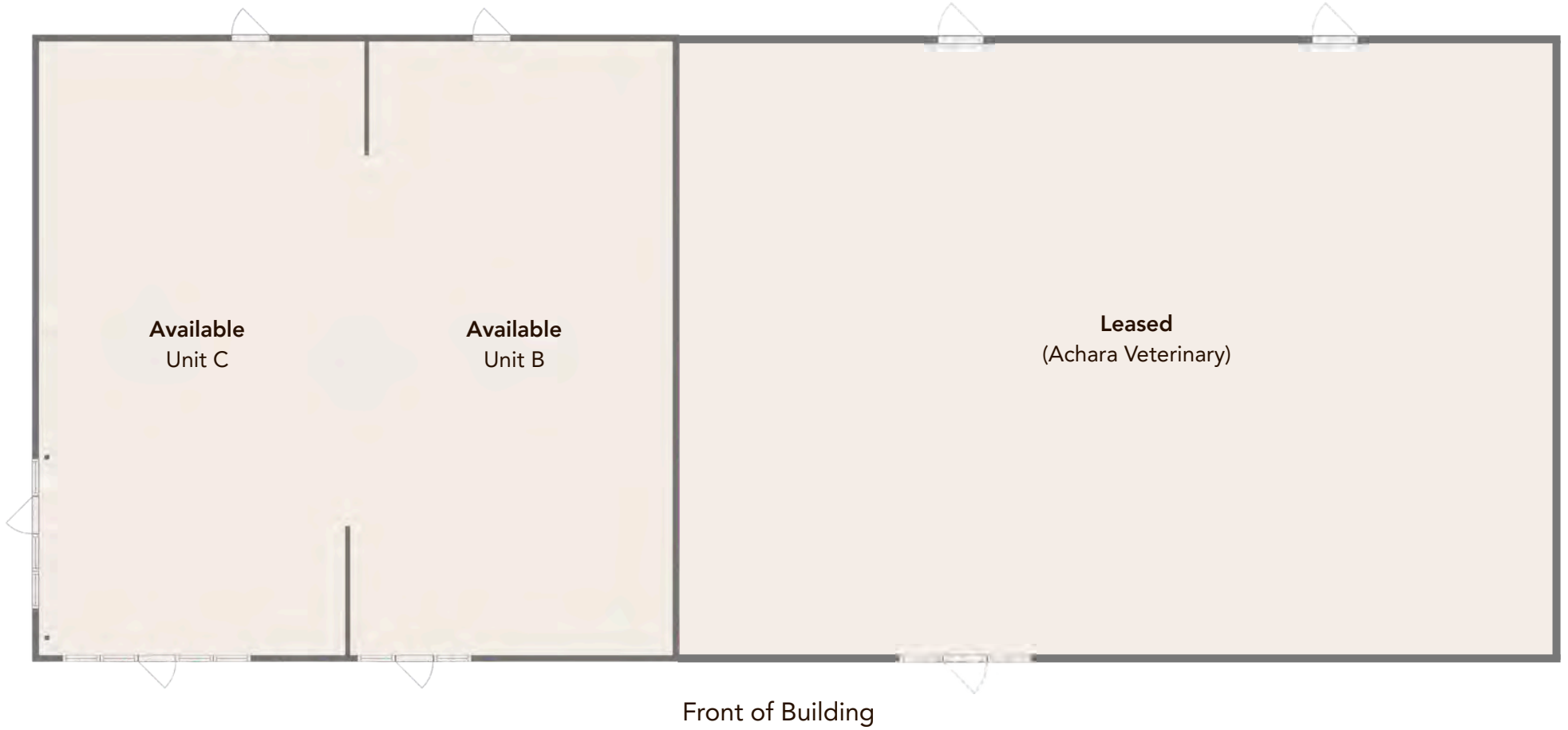
Combined: $\pm 2,500$ SF | \$30/SF (NNN)

TI Allowance provided by Landlord for all options listed above, please contact Broker for details.
All property information is approximate and subject to verification by Buyer and/or Buyer's Agent.



Floor Plan

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Parcel Overview

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HOLLY SPRINGS ROAD

±0.71 Acres

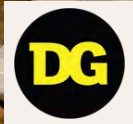
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 **FREEDOM**
COMMERCIAL



Your Neighbors

229 Charlotte Hwy, Suites B & C | Lyman, SC 29365



±21,000 VPD

±29,800 VPD

Your Neighbors

229 Charlotte Hwy, Suites B & C | Lyman, SC 29365



Stanford Village Townhomes



HOLLY SPRINGS ROAD

INMAN ROAD

Retail Map

Lyman, SC

Lyman Farms at Shiloh
±100 Units



Quails Run
±100 Units

Stanford Village
±100 Units

Pine Ridge
±200 Units



Lexington Place
±35 Units

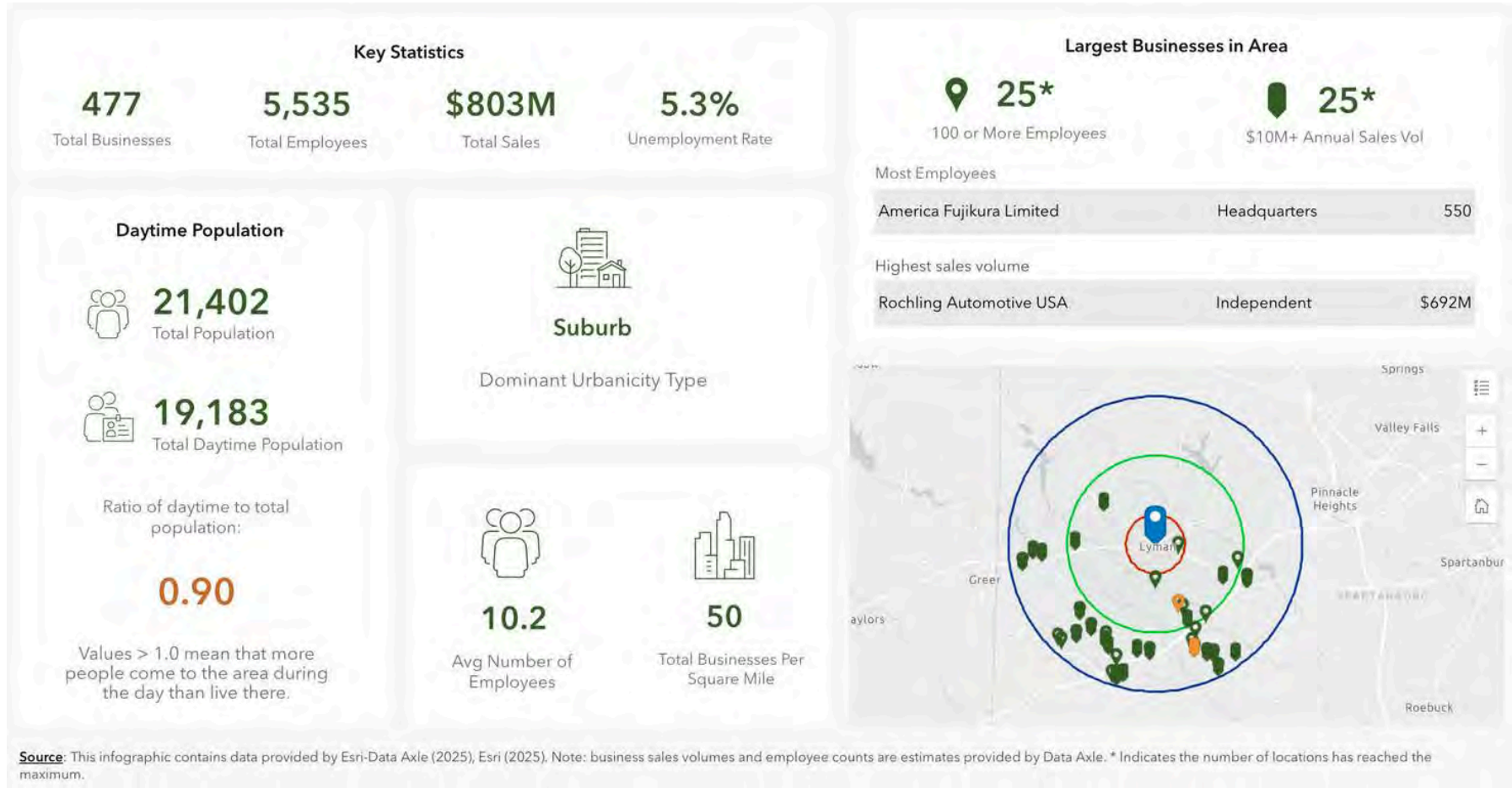


Chatham Forest
±141 Units



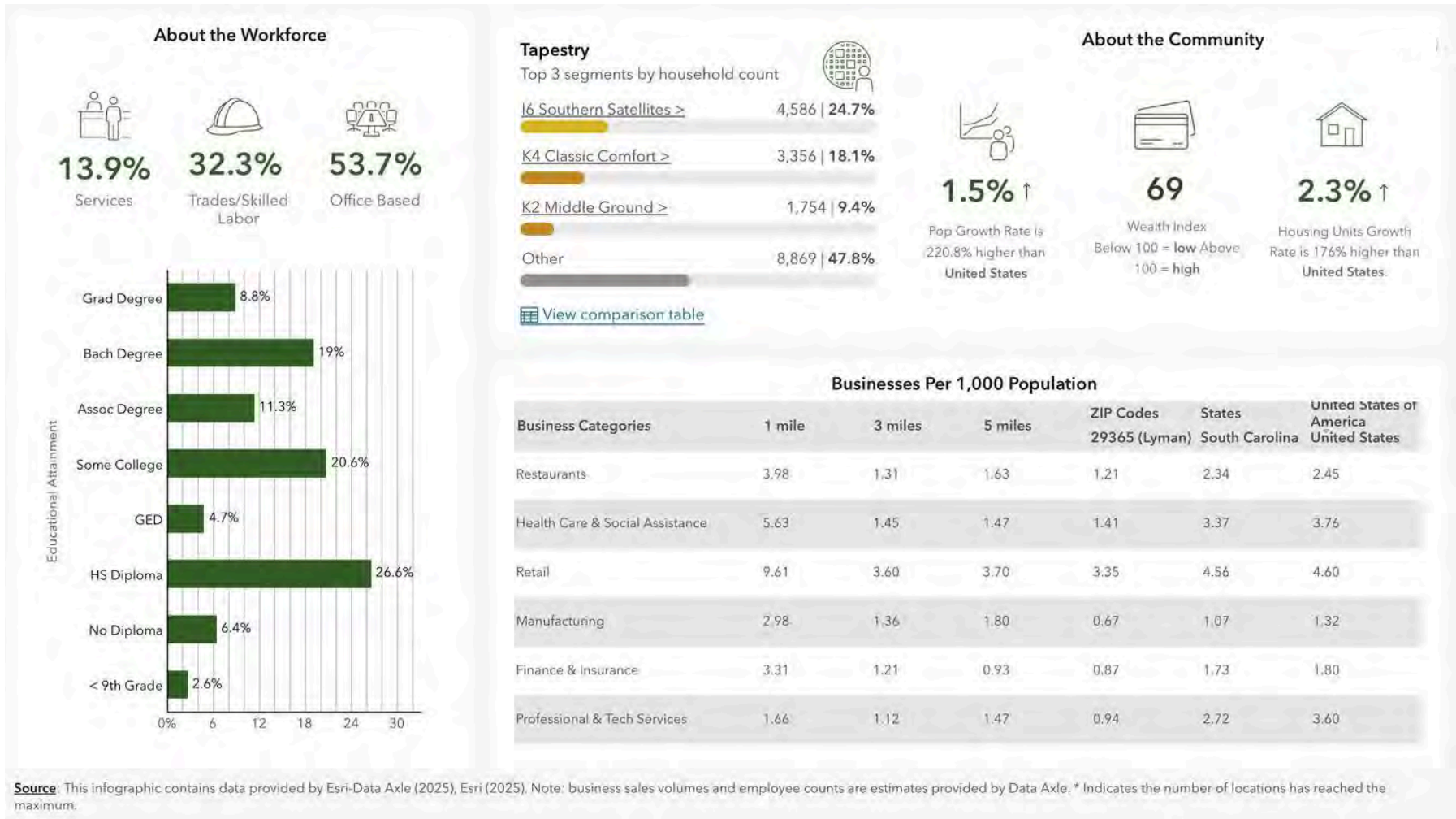
Business Demographics

Source: ArcGIS Business Analyst



Business Demographics

Source: ArcGIS Business Analyst



Demographic Summary

5-Mile Radius

