

FORMER CAR DEALERSHIP
ON THE MOTOR MILE
FOR LEASE



2750 - 2752 LAURENS ROAD
GREENVILLE, SC 29607

NAI Earle Furman

Geoff Beans
419 913 6903
gbeans@naief.com

Jason Richards, SIOR
864 678 5926
jason@naief.com

Jake Scott
864 293 2886
jscott@naief.com

PROPERTY SUMMARY

Address	2750 - 2752 Laurens Road Greenville, SC 29607
Year Built	Bldg #1 1983; Bldg #2 2006
No. of Buildings	3
Main Building (#1)	±30,000 SF
Mini Showroom (#2)	±2,250 SF
Body Shop (#3)	±3,113 SF
Parcel Size	±4.137 Acres
Frontage	±309' Frontage on Laurens Rd
Zoning	BH (Business Heavy) City of Greenville
Parking Spaces	±250
Lease Type	Absolute NNN
Lease Rate	Contact Broker For Details



PROPERTY HIGHLIGHTS

- Trophy dealership location on Greenville's Motor Mile
- Multiple full-access points for ingress/egress to site
- Property sits on 4.137 acres consisting of the main dealership (±30,000 SF), mini showroom (±2,250 SF), and a body shop (±3,113 SF)
- Excellent visibility from Laurens Road and ±0.1 miles from Exit 48 on I-85
- Large service area with multiple drive-in doors
- Two pylon signs available on Laurens Road
- Parking lot lighting across the entire property
- Dock door in place at the rear of the service area

MARKET HIGHLIGHTS

- Property is located directly off of Laurens Road (±39,400 VPD), near exit ramp from I-85 (±121,000 VPD) and Duvall Drive
- Property sits across from the ±1,100 acre Verdae Development, the largest planned development in Greenville history consisting of diverse housing options at varying price points, thriving commercial districts and an array of recreational amenities.
- Site is in-line with the existing Greenville Motor Mile, which consists of 24 new car brands represented and more than 13 used car dealers including CarMax, DriveTime, and EchoPark
- Less than 5 miles | 10-minute drive to downtown Greenville, SC

2750 LAURENS RD (FORMULA 1) - MAIN BUILDING (#1)



- Large showroom
- (11+) private offices on the main floor
- (4) large private offices, multiple conference rooms, and a breakroom on 2nd floor
- Service department has HVAC in place
- (1) 7.5' double glass door accessing the main showroom
- (4) 10' drive in doors directly behind the main showroom
- (2) drive in doors at the rear of the service department
- (3) wash bays currently in place
- Parts department with dock door for deliveries

2752 LAURENS RD (FORMER US AUTO) - MINI SHOWROOM (#2)



- (3) private offices and 4 cubicles currently in place
- Existing kitchen/breakroom
- (1) 7' double glass door on the side of the building

REAR BUILDING - BODY SHOP (#3)



- (7) existing drive in doors
- Fully fenced in with additional parking lot on the side of the building

MARKET AERIAL

FOR LEASE
FORMER CAR DEALERSHIP



SITE AERIAL

FOR LEASE
FORMER CAR DEALERSHIP





**FOR LEASE
FORMER CAR DEALERSHIP**

#31 Best Places to Live in the USA

(U.S. News & World Report) 2023

52 Places to Go in 2023

(The New York Times) 2023

The South's Best Cities on the Rise

(Southern Living) 2022

#1 Best Places for Young Professionals in SC

(Niche.com) 2022

#18 Best Small Cities for Starting a Business

(WalletHub) 2022

30 Most Charming Small-Town Downtowns

(HGTV) 2022

#6 Best Small Cities in the U.S.

(Condé Nast Traveler) 2022

Best Places to Move if You Have Kids

(PureWow) 2021

America's Best Small Cities

(BestCities.org) 2020

10 Cities to Watch in 2020

(Worth) 2019

#36 Best Places to Live

(Money Magazine) 2019

	1 Mile	3 Miles	5 Miles
Population			
2010	1,953	36,490	137,371
2023	4,234	46,540	158,180
2028 Projected	4,634	48,475	162,610
Growth 2023-2028	1.9%	0.8%	0.6%
Median Age	39	38	39.3
Bachelor's Degree or Higher	61%	41%	41%
Households			
2010	823	16,107	58,159
2023	1,713	20,363	67,336
2028 Projected	1,869	21,184	69,254
Growth 2023-2028	1.8%	0.8%	0.6%
Income			
Avg Household Income	\$109,654	\$92,181	\$94,431
Total Consumer Spending	\$58.2M	\$602.3M	\$2.1B

LOCATION HIGHLIGHTS

- Located 100 miles from the capital city of Columbia, SC and only 200 miles from the Port of Charleston SC.
- Centrally located along the I-85 corridor directly between two of the largest cities in the Southeast - Atlanta, Georgia and Charlotte, North Carolina.
- Upstate South Carolina's central location within the booming Southeastern United States provides access to major markets, raw materials and growing industries.
- Four interstate highways (I-26, I-85, I-385, and I-585) offer easy access to the North, South, Midwest, and all major markets on the Eastern Seaboard.
- I-85 spans the region, connecting Atlanta and Charlotte, and I-26 provides a direct route to Charleston.

HIGHER EDUCATION

There are **23 colleges and universities in the Upstate region of South Carolina**. Greenville is home to Furman University, one of the nation's premier liberal arts schools. Clemson University, a public four-year institution with a total enrollment of more than 26,000 students is also in the Upstate area. Clemson is home to the NCAA Division I Tigers and is a member of the Atlantic Coast Conference.

Peace Center

At the heart of downtown Greenville, the Peace Center is home to five resident companies: Carolina Ballet Theatre, Greenville Chorale, Greenville Symphony, International Ballet and South Carolina Children's Theatre. Offering a multitude of venues and meeting spaces, the Peace Center is the perfect setting for performances, weddings, business meetings, receptions and holiday parties.



Greenville Farmers Market

Each week, May through October thousands of people flock to the TD Saturday Market for locally-sourced products. Discover fresh seasonal ingredients from area farmers, local vegetables, fruit, eggs, cheese, meats and other home-grown fare.



Sources: moveupstatesc.com and tenatthetop.org/the-upstate

Fluor Field

The West End is also home to the Greenville Drive baseball team. Modeled after Fenway Park, home of the Boston Red Sox, Fluor Field at the West End boasts its own "Green Monster," a 30-foot high wall in left field, equipped with a manual scoreboard. The popular facility welcomes fans to more than 70 home games each season, numerous civic functions, and special sporting events.



Restaurants

Greenville is currently touted as an emerging food-driven city, following in the culinary footsteps of Charleston. Within 10 city blocks, Downtown Greenville has over 125 restaurants and most are locally or regionally-owned.





Geoff Beans
Senior Associate
419 913 6903
gbeans@naief.com



Jason Richards, SIOR
*Global Business
Director & Shareholder*
864 678 5926
jason@naief.com



Jake Scott
Associate
864 293 2886
jscott@naief.com

NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED.