

FORMER CAR DEALERSHIP  
ON THE MOTOR MILE  
**FOR LEASE**

*Tenant is still open and operating. Any showings/ site tours must be scheduled in advance with the Listing Brokers.*



2750 - 2752 LAURENS ROAD  
GREENVILLE, SC 29607

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## 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
<b>Lease Rate</b>	<b>Contact Broker For Details</b>



## 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

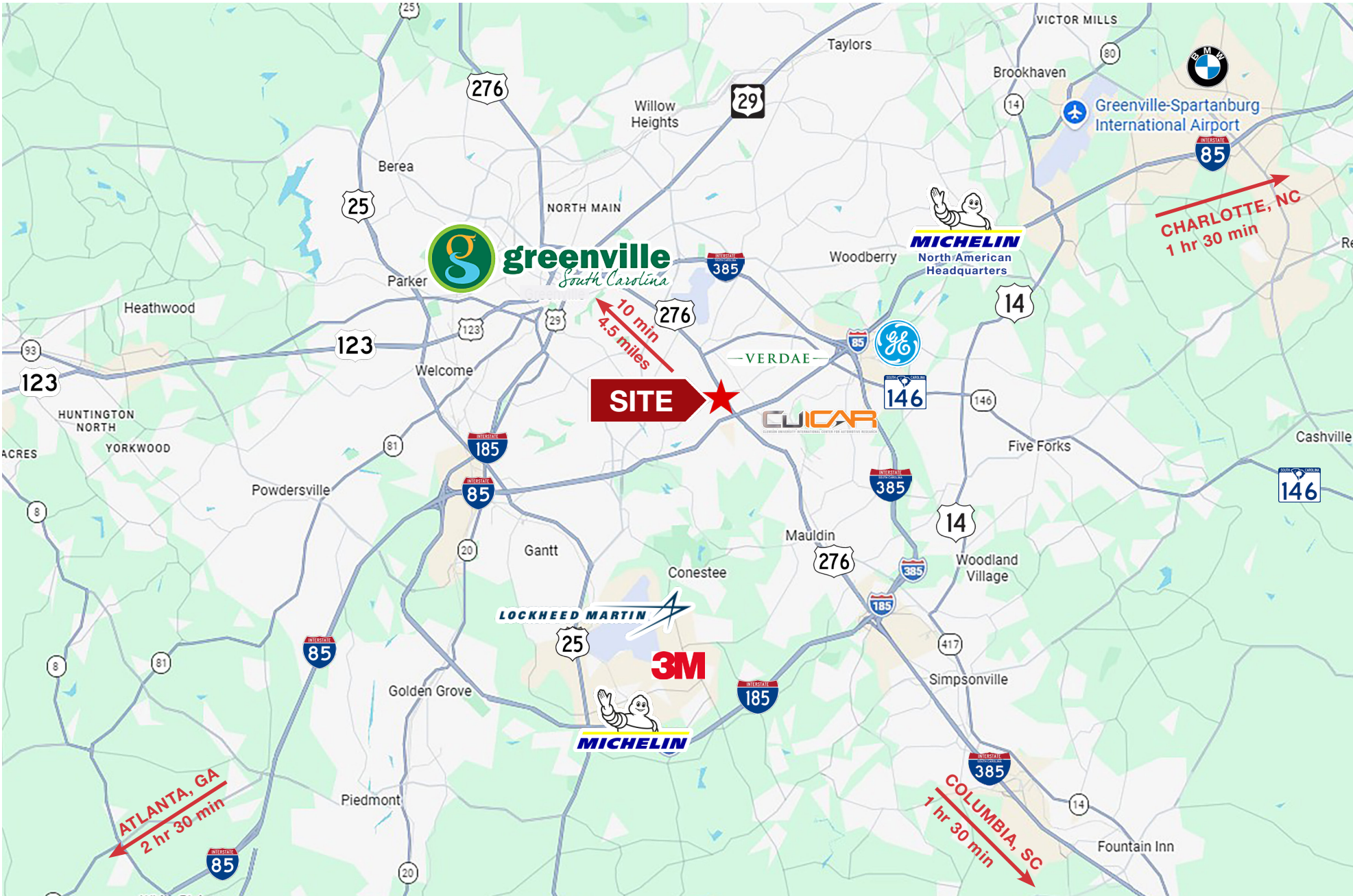
**REAR BUILDING - BODY SHOP (#3)**



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

# METRO AREA MAP

**FOR LEASE**  
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# MARKET AERIAL

**FOR LEASE**  
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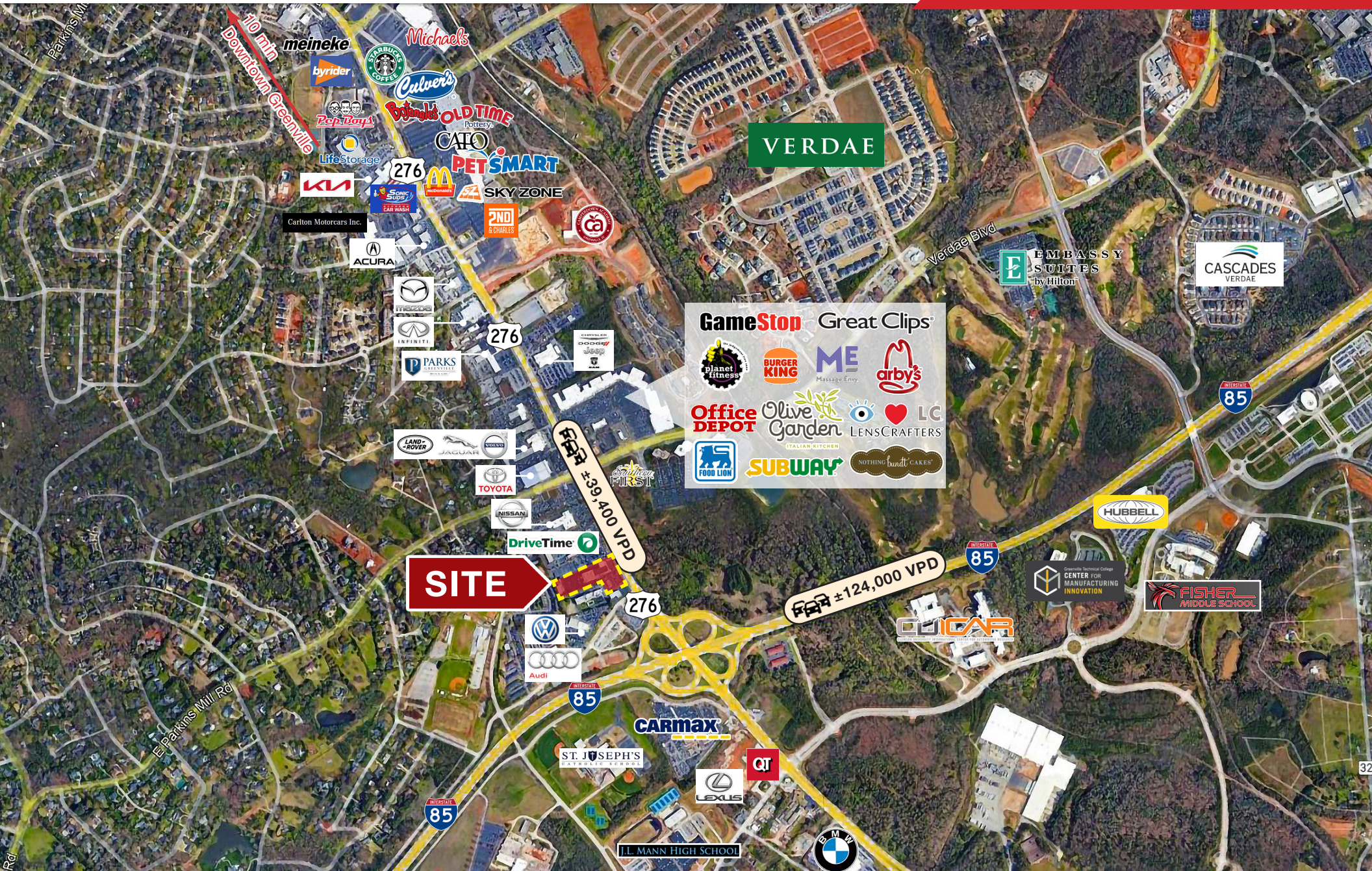


**DRIVE TIMES**

Haywood Mall	07 Min
Downtown Greenville Airport	10 Min
GSP International Airport	15 Min
Downtown Greenville	10 Min
Downtown Spartanburg	40 Min

# SITE AERIAL

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# LOCATION OVERVIEW

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What makes Greenville truly special is its transformation. Over the past four decades, a once-declining downtown has been reimagined into one of the most **celebrated urban success stories** in the country. Today, Main Street is a masterclass in placemaking with tree-lined, walkable, and designed for connection. Wide sidewalks, outdoor dining, and softly lit streets create an atmosphere that feels both elevated and approachable, blending Southern charm with a distinctly European sense of place.

## MAKING HEADLINES

**#6 Top 10 Small US Cities for Food and Drink** (Food & Wine – 04.2026)

**The South's Most Underrated City** (Travel + Leisure – 02.2026)

**How this Laid-back South Carolina City became a Trending Food Destination** (National Geographic – 01.2026)

**One of the 40 Most Charming Small Downtowns in America** (HGTV.com – 09. 2025)

**The World's Best Awards: #7 Best U.S. Cities – Greenville, SC** (Travel + Leisure – 07.2025)

**#6 Readers' Choice Best Small City for Foodies** (Newsweek – 07.2025)

**Falls Park Voted a Best City Park for 5<sup>th</sup> Time in a Row** (USA Today – 04.2025)

**Greenville, SC #6 South's Best Cities 2025** (Southern Living Magazine – 03.2025)

**Why Greenville, South Carolina is the Best US City to Visit** (Business Insider – 01.2025)

**#10 Top Growth Metros for In-Migration 2024** (U-Haul – 01.2025)

**Top 10 Best Small Cities in the US** (Condé Nast Traveler – 10.2024)

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## *Vibrant* CITY CENTER

Hailed as a “**Great American Main Street**” by the National Trust for Historic Preservation, Greenville offers the kind of downtown experience most cities aspire to. At its heart is **Falls Park on the Reedy**, where a dramatic 60-foot waterfall and the iconic **Liberty Bridge** create a setting that feels more like a destination resort than a city center. Just steps away, a nationally recognized culinary scene, art galleries, and a welcoming energy make it easy to see why so many choose to call Greenville home.

## A CULTURAL *Hotspot*

Downtown Greenville is a growing cultural hotspot for residents and visitors alike. **The Peace Center** hosts a diverse range of touring Broadway shows, concerts, dance performances, and comedy acts. Recent shows include *The Outsiders*, *Hell’s Kitchen*, *The Great Gatsby*, and *Les Misérables*. Greenville has also become a major tour stop for high-profile artists and legendary performers at the **Bon Secours Wellness Arena**. Major artists to perform in Greenville include Paul McCartney, Taylor Swift, Bruce Springsteen, Elton John, Bon Jovi, and comedian Nate Bargatze. **Fluor Field**, affectionately known as a “mini-Fenway” featuring a 30-foot “Green Monster” wall, is Greenville’s minor league baseball stadium, home to the professional baseball team Greenville Drive (High-A affiliate of the Boston Red Sox).

## *Premier* FOODIE CITY

Greenville is also renowned as a **premier foodie city** due to its dense concentration of diverse, largely locally-owned restaurants, high-profile farm-to-table cuisine, and James Beard-nominated chefs. The culinary scene has been recognized on a national scale, with Greenville native Joe Cash’s French-inspired restaurant, *Scoundrel*, earning a prestigious **star in the Michelin Guide** American South, along with recommended spots like *Gianna* and *Soby’s*. The culinary scene is anchored by its walkable Main Street with **over 110 restaurants** and outdoor dining, making it easy to hop between spots.

## *Signature* EVENTS

Consistently recognized among the best downtowns in America, Greenville has become the cultural and social heartbeat of the Upstate, **drawing 7 million visitors each year** while continuing to attract new residents who are looking for something more. *Fall for Greenville* and *Artisphere* are two of Greenville’s largest annual events, drawing hundreds of thousands of visitors downtown. **Fall for Greenville** typically attracts over 200,000 attendees to its October event, while **Artisphere** consistently hosts over 80,000 visitors in May. Additionally, **Euphoria Greenville**, a four-day food, wine, and music festival in September, typically attracts over 11,000 local and out-of-town attendees.





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