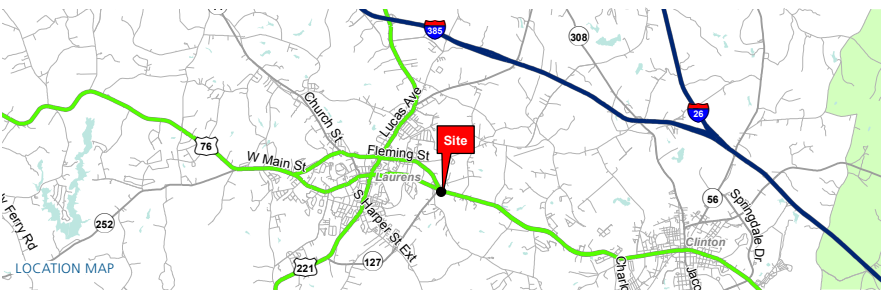




OUTPARCEL FOR LEASE - LAURENS, SC
E. MAIN STREET | LAURENS, SOUTH CAROLINA

BELOW MARKET RATE!



PROPERTY INFORMATION

- ± 2.46 Acres available for ground lease
- Adjacent to newly constructed Taco Bell
- Excellent exposure from East Main St.
- Located in the heart of the trade area
- Multiple points of access
- Site can accommodate drive thru users

PROPERTY HIGHLIGHTS

Located on an outparcel to Wal-Mart, retailers in the immediate area also include Walgreens, Belk, Ingles and Chic-Fil-A.

| DEMOGRAPHICS (2018) | 10 MIN DRIVE TIME | 15 MIN DRIVE TIME |
|----------------------------|--------------------------|--------------------------|
| POPULATION | 32,355 | 45,971 |
| AVERAGE HH INCOME | \$56,736 | \$57,585 |
| MEDIAN HH INCOME | \$39,755 | \$42,052 |
| BUSINESS ESTABLISHMENTS | 1,314 | 1,575 |
| DAYTIME EMPLOYMENT | 15,697 | 18,918 |

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TRAFFIC COUNTS 2016 (SCDOT)

- 14,300 VPD on E. Main Street



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