

LEASE

MARKET PLACE SHOPPING CENTER

2433 - 2447 Laurens Rd. Greenville, SC 29607



AVAILABLE SPACE:

2439 LAURENS ROAD +/-27,834 SF | \$7.50/SF NNN

2445-A LAURENS ROAD +/-2,000 SF | \$15.50/SF NNN

Sammy DuBose
864 250 6836

Pete Brett, CCIM
864 250 6815



COLDWELL BANKER
COMMERCIAL
CAINE

LEASE

MARKET PLACE SHOPPING CENTER

2433 - 2447 Laurens Rd. Greenville, SC 29607



OFFERING SUMMARY

Building Size:	+/-292,838 SF
Zoning:	S-1 City of Greenville

PROPERTY OVERVIEW

Retail space for lease at Marketplace Shopping Center

PROPERTY HIGHLIGHTS

- Taxes, insurance & CAM: \$1.75/SF
- Anchor tenants include Old Time Pottery, PetSmart, 2nd and Charles, Sky Zone, Dollar Tree and Guitar Center
- 2021 Traffic Counts: 37,800 VPD (Laurens Rd.) 14,900 VPD (Woodruff Rd.)

SPACES	LEASE RATE	SPACE SIZE
2445-A Laurens Rd.	\$15.50 SF/yr	2,000 SF
2439 Laurens Rd.	\$7.50 SF/yr	27,834 SF

OTHER RESOURCES

[Verdae - The Plan](#)

Sammy DuBose
864 250 6836

Pete Brett, CCIM
864 250 6815



**COLDWELL BANKER
COMMERCIAL
CAINE**

LEASE

MARKET PLACE SHOPPING CENTER

2433 - 2447 Laurens Rd. Greenville, SC 29607



Sammy DuBose
864 250 6836

Pete Brett, CCIM
864 250 6815

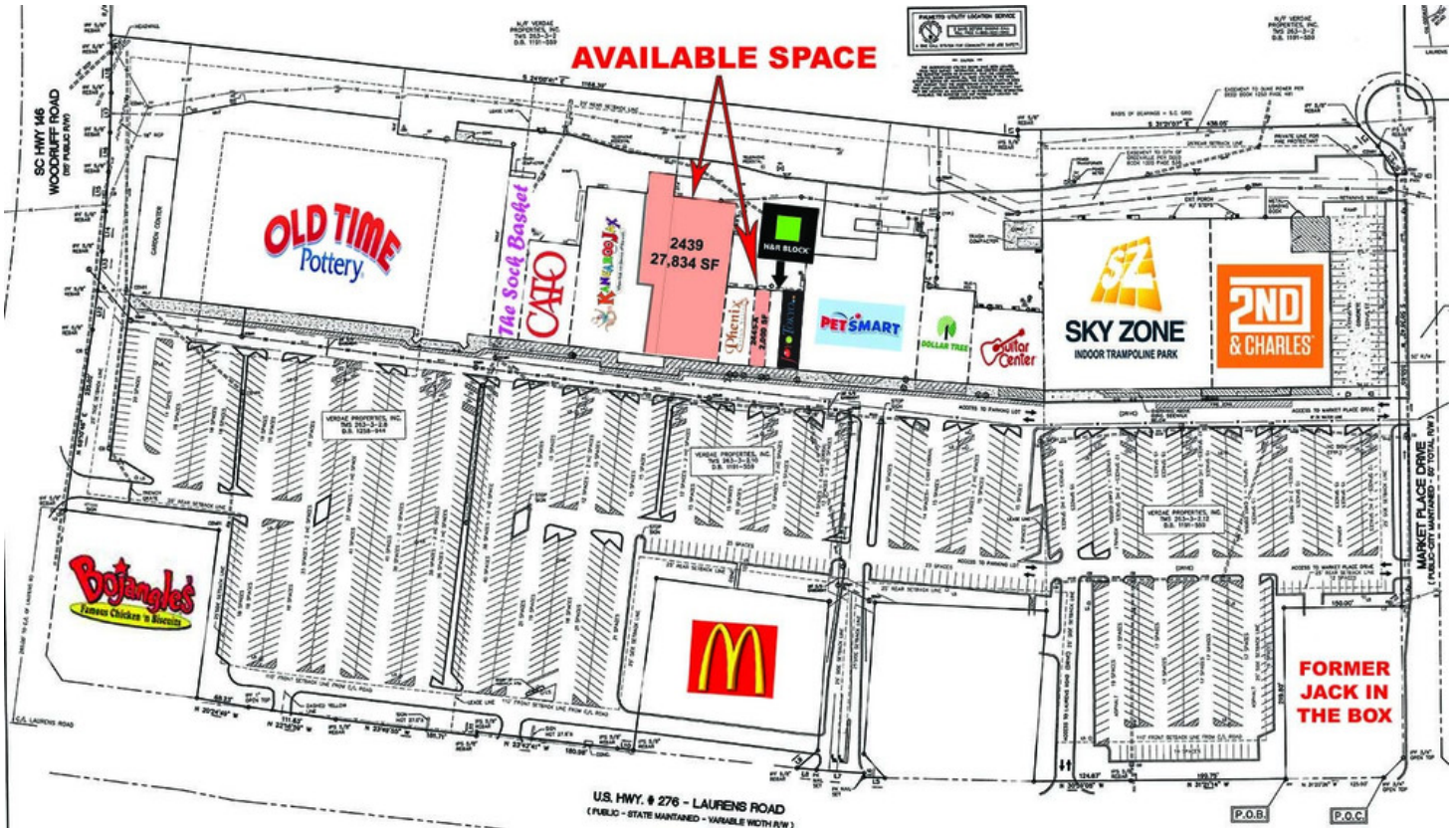


COLDWELL BANKER
COMMERCIAL
CAINE

LEASE

MARKET PLACE SHOPPING CENTER

2433 - 2447 Laurens Rd. Greenville, SC 29607



Sammy DuBose
864 250 6836

Pete Brett, CCIM
864 250 6815



COLDWELL BANKER
COMMERCIAL
CAINE

LEASE

MARKET PLACE SHOPPING CENTER

2433 - 2447 Laurens Rd. Greenville, SC 29607



Sammy DuBose
864 250 6836

Pete Brett, CCIM
864 250 6815

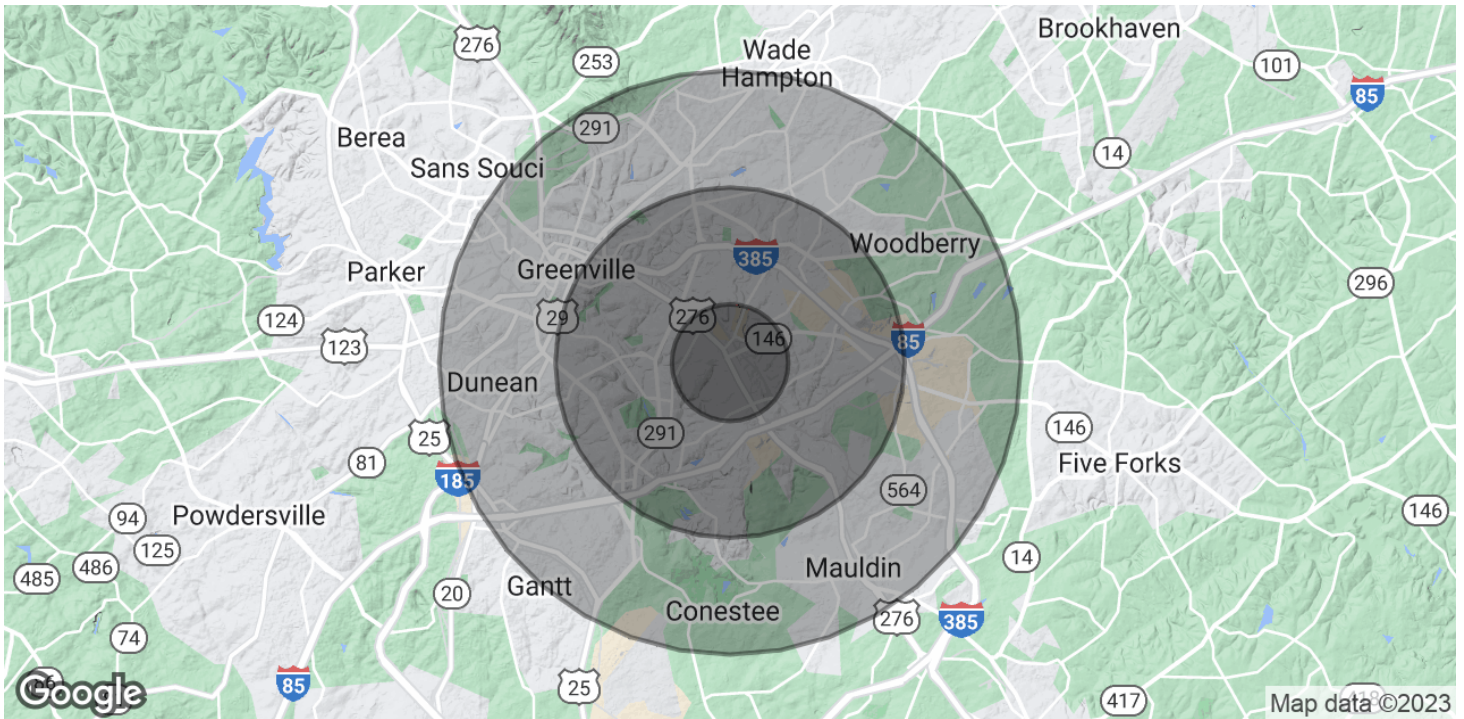


**COLDWELL BANKER
COMMERCIAL**
CAINE

LEASE

MARKET PLACE SHOPPING CENTER

2433 - 2447 Laurens Rd. Greenville, SC 29607



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	3,562	48,544	140,239
Average Age	35	35.4	37.4
Average Age (Male)	34.4	33.6	35.9
Average Age (Female)	34.9	37.5	39.2

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,568	21,634	60,713
# of Persons per HH	2.3	2.2	2.3
Average HH Income	\$90,278	\$67,914	\$65,957
Average House Value	\$307,020	\$244,399	\$219,768

* Demographic data derived from 2020 ACS - US Census

Sammy DuBose
864 250 6836

Pete Brett, CCIM
864 250 6815



**COLDWELL BANKER
COMMERCIAL
CAINE**