

# 627 E. MAIN ST.

627 E. MAIN ST., LAURENS, SC 29360

## PROPERTY SUMMARY



### LOCATION DESCRIPTION

Legacy Commercial Property has prime retail space available for lease at 627 E MAIN ST in Laurens, SC. This well-managed retail or office space has A 1.82-acre lot on the NW corner of E Main St & Garlington St. 7200 SF commercial building. Outstanding The building is in a well-established area with superb on-site parking, over 40 spaces. The 7,200 SF building sits near the center of the Laurens business district and is ready for its next generation of retail. This property is a well-known retail staple of the Laurens community for years and offers landmark recognition & engaging signage. Give our team of Laurens County leasing experts a call at 847-904-9200 or fill out our contact form to get more info about this available property. This is an excellent opportunity to expand your business on the NW corner of E Main St & Garlington St.

### PROPERTY HIGHLIGHTS

### OFFERING SUMMARY

Lease Rate:	Negotiable
Available SF:	1,200 - 6,000 SF
Lot Size:	1.82 Acres
Building Size:	7,200 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	1,151	5,400	7,719
Total Population	2,735	11,660	16,369
Average HH Income	\$33,888	\$43,716	\$44,688

Presented By:

**Legacy Commercial Property**

847.904.9200

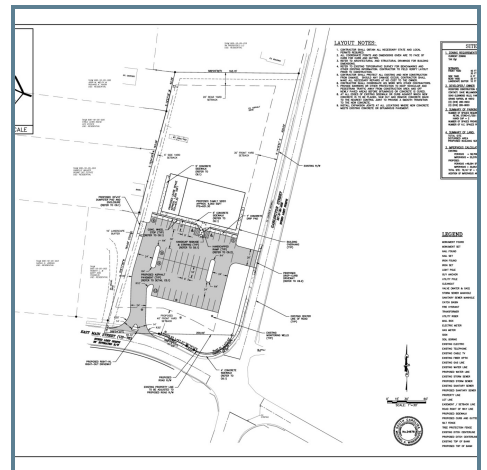
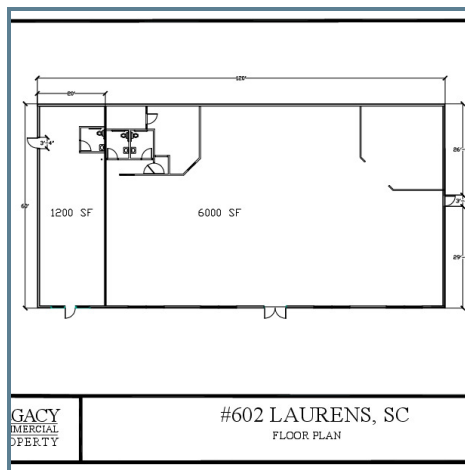
info@legacypro.com



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## ADDITIONAL PHOTOS



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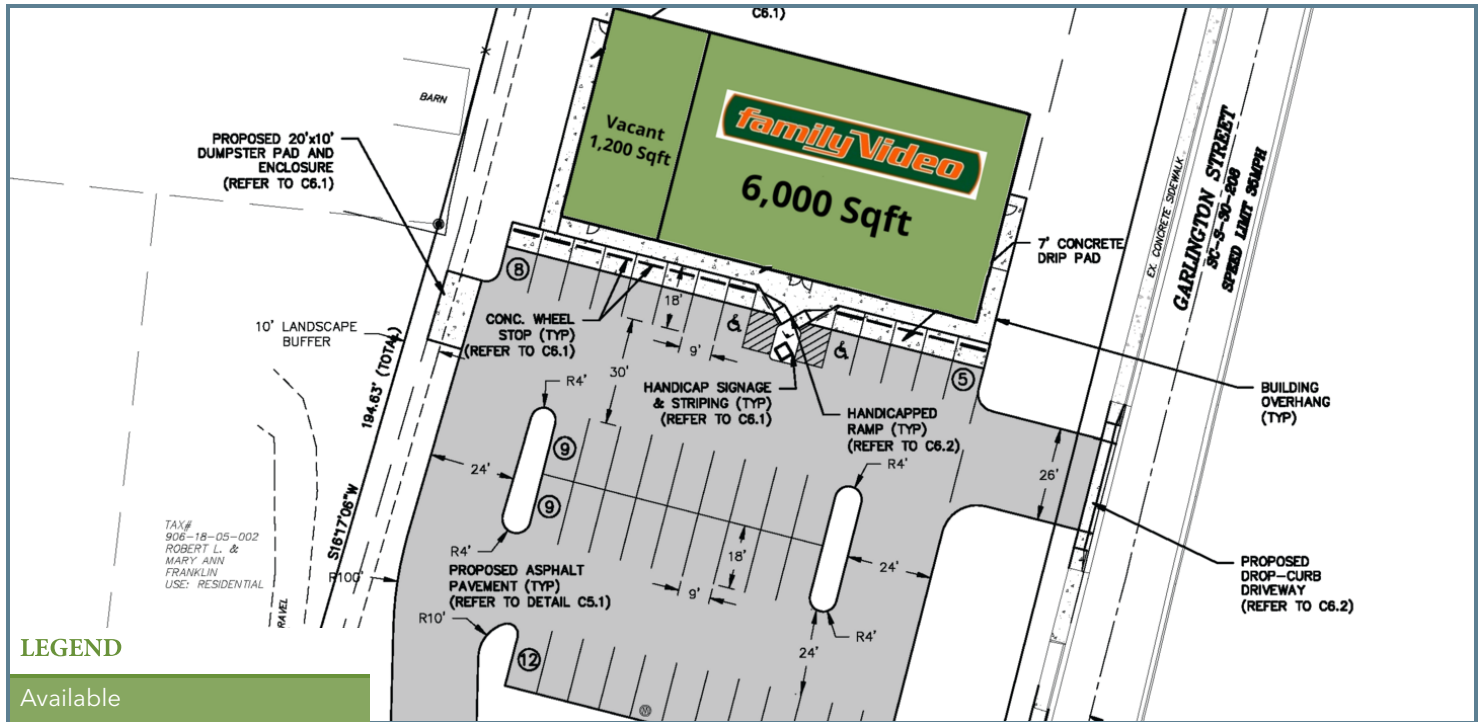
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PLANS



## LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	1,200 - 6,000 SF	Lease Rate:	Negotiable

## AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
Family Video	Available	6,000 SF	NNN	Negotiable	-
Vacant	Available	1,200 SF	NNN	Negotiable	-

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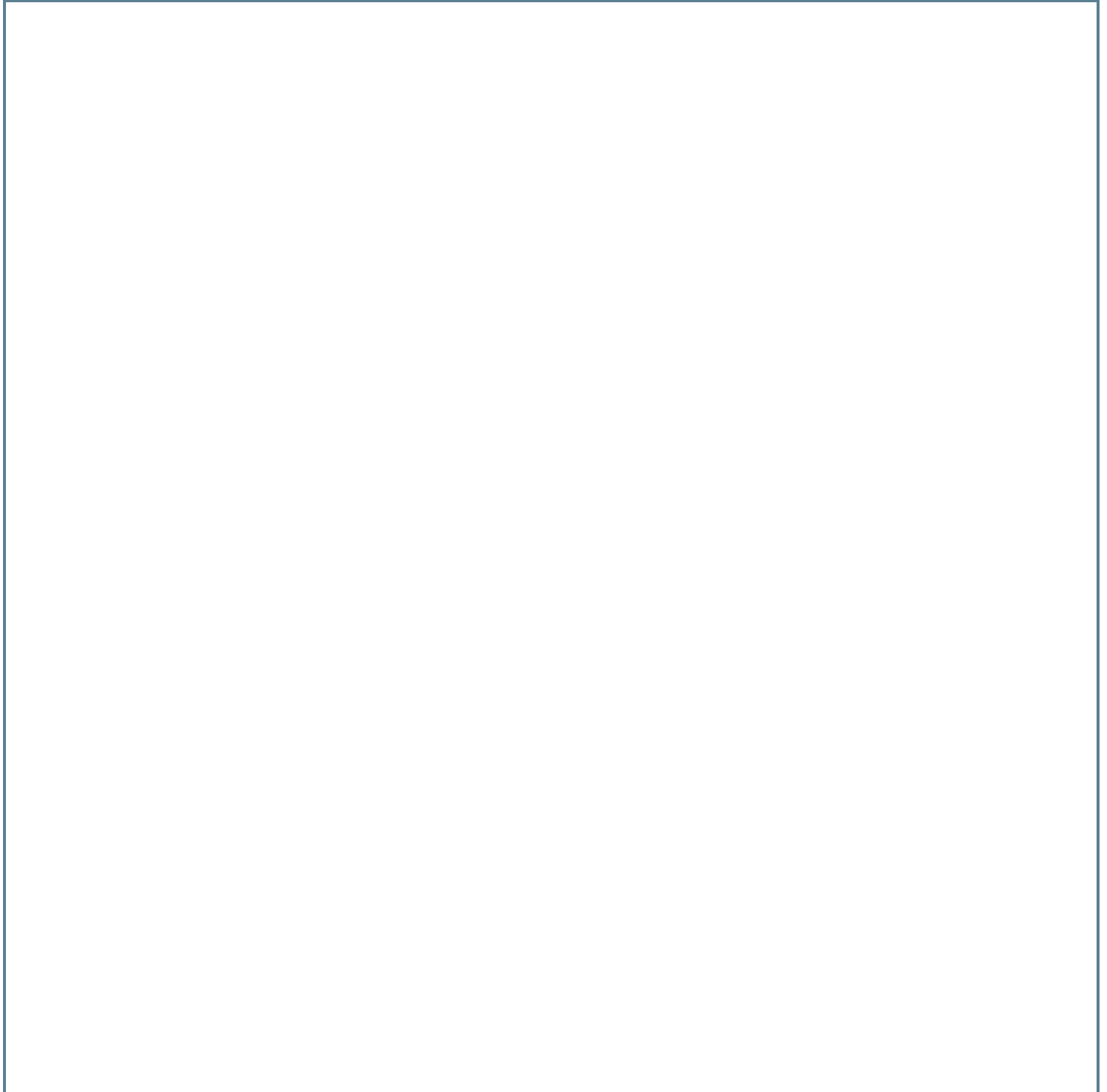
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RETAILER MAP



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[info@legacypro.com](mailto:info@legacypro.com)



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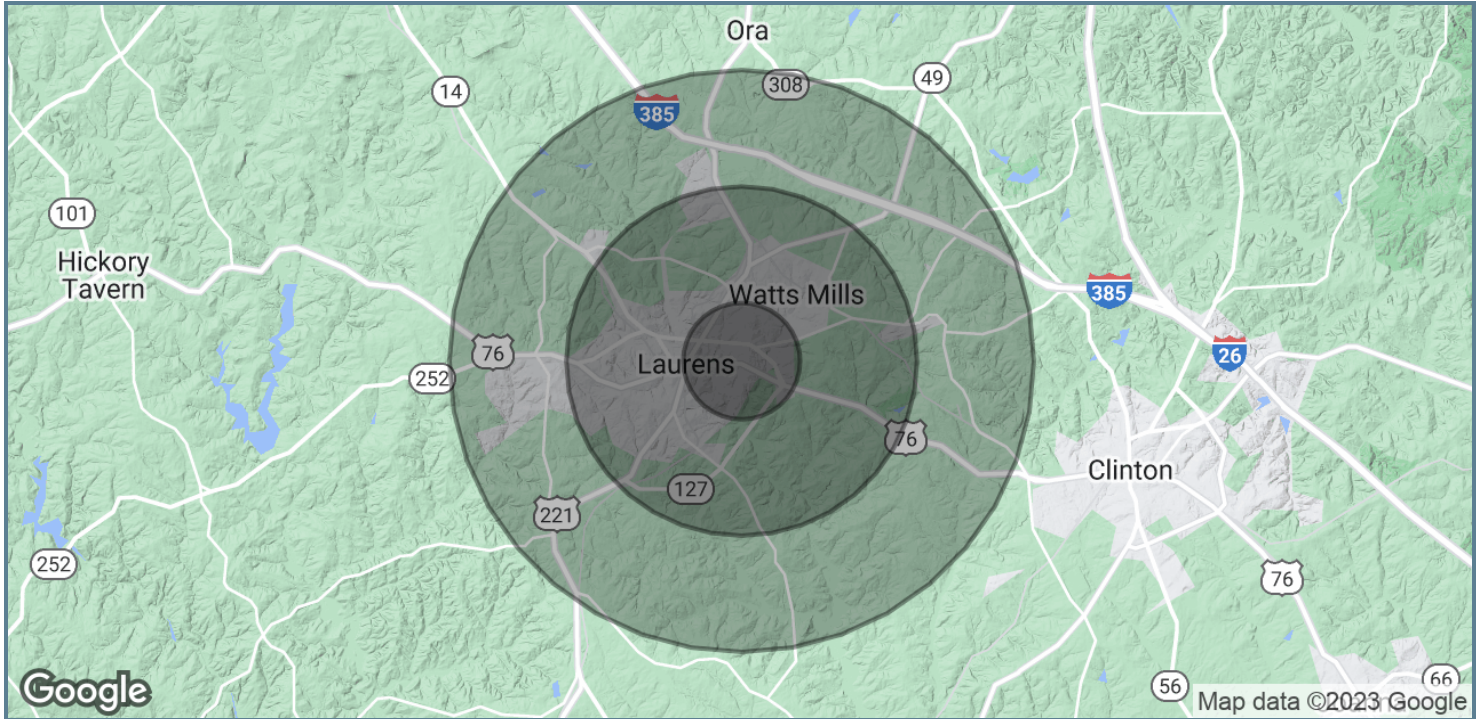
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## DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	2,735	11,660	16,369
Average Age	32.8	41.4	42.4
Average Age (Male)	32.5	40.9	41.0
Average Age (Female)	32.1	41.9	43.5

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,151	5,400	7,719
# of Persons per HH	2.4	2.2	2.1
Average HH Income	\$33,888	\$43,716	\$44,688
Average House Value	\$38,112	\$87,510	\$98,942

\* Demographic data derived from 2020 ACS - US Census

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# ACQUISITIONS & DEVELOPMENT

In addition to our ongoing leasing & property management operations, Legacy Commercial Property is actively investing in new real estate developments. We are focused on growing our commercial real estate portfolio through the strategic acquisition & development of retail & office space..



## RETAIL DE NOVO EXPANSION

We help retailers find locations that work for them to enable their growth strategy. We site select, purchase and develop quickly so our partner can focus on their operations. We have the ability to acquire and develop hard to find, "off-market" commercial real estate. With boots on the ground in over 20 states, our team is prepared to move quickly – we find sites fast, we build fast and we turnover fast. We've found and developed over 800 high-quality retail locations since 1948.

## CASE STUDIES



Towards the end of the Family Video era, Dollar General approached us with interest in a few select locations to lease. Dollar General coveted our properties' location, parking lots and track record of retail success. Five years after the first deal was signed, Dollar General now occupies 150+ locations with over 1 Million SF leased.



Our strength in site selection and development led us to a deal with veterinary group, Heartland Veterinary Partners. Legacy serves as their strategic real estate partner to support their clinic expansion strategy. The deal was completed in 2022 and Heartland is currently operating in 20+ Legacy properties across the country.



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**Chat With a Leasing Agent Today**

847-904-9200

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