



The Alliance-Laurens Road

1200 Laurens Road | Greenville, SC 29601



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Greenville, SC 29607
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The Alliance- Laurens Road

Property Overview

PROPERTY FEATURES

- The Alliance is a \$38 million project consisting of two, four-story buildings on 3.8 acres at 1200 Laurens Road.
- Total of 100 workhouse housing units.
- 4,200 square feet of ground floor commercial space that is subdividable.
- Construction expected to be complete 3rd quarter of 2027
- Ample on site parking
- Close proximity to Swamp Rabbit Trail
- Nearby retail/restaurants include The Fresh Market, Smoothie King, Publix, Home Team BBQ, The o7, Willy Taco, Rocky's Hot Chicken Shack

DEMOGRAPHICS

	1 mile	3 miles	5 miles
Population	7,989	81,947	188,578
Avg. HH Income	\$79,342	\$132,622	\$112,880
Households	3,845	37,930	82,433
Employees	6,594	69,488	123,398

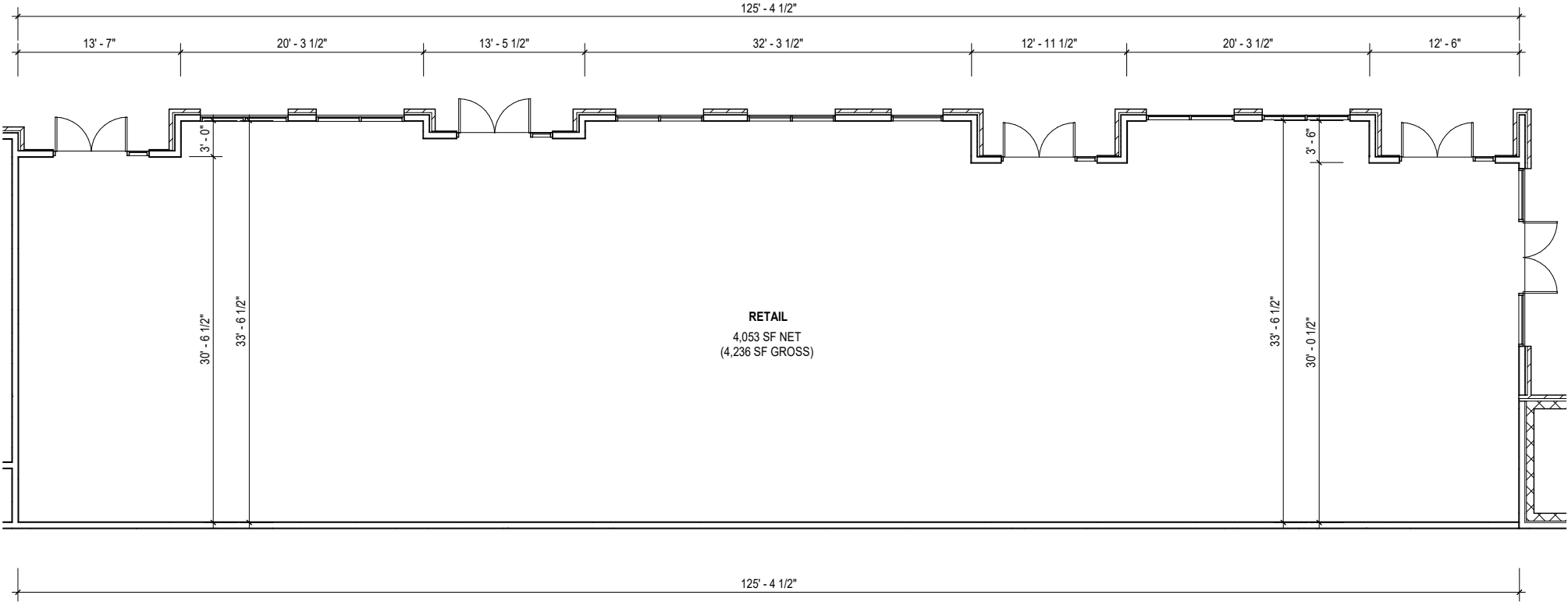
TRAFFIC COUNTS

Laurens Road	36,300 VPD
Pleasantburg Drive	36,800 VPD



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Floor Plan



The Alliance- Laurens Road

Site Plan



SITE DATA:

PIN: 019800403200, 019800404200, 019800400300
 TOTAL SITE = 3.87 AC (168,480 SF)

CURRENT ZONING - C3 R6
 PROPOSED ZONING - PD
 SETBACKS - AS SHOWN

118 RESIDENTIAL UNITS - 1.5 SPACES PER UNIT
 6,500-SF COMMERCIAL/RETAIL - 1 SPACE PER 500-SF

PARKING SPACES REQUIRED	
RETAIL/COMMERCIAL	13
RESIDENTIAL	177
TOTAL	190

PARKING SPACES PROVIDED	
REGULAR SPACES	129
TOTAL ADA SPACES	7
TOTAL EV SPACES	4
TOTAL ADA EV SPACES	1
TOTAL	141

6 PARALLEL STREET PARKING SPACES
 12 BICYCLE PARKING SPACES

UNIT MIX	
STUDIOS	12
1-BEDROOM	31
2-BEDROOM	29
3-BEDROOM	28

THE ALLIANCE
 LAURENS ROAD AND ACKLEY ROAD
 GREENVILLE, SOUTH CAROLINA

