

±2.11 ACRE RETAIL DEVELOPMENT PARCEL AVAILABLE FOR GL, BTS, OR SALE IN PIEDMONT, SC



NAI Earle Furman

Jimmy Wright | Shareholder
864 232 9040 | jwright@naiearlefurman.com

Jake Scott | Associate
864 232 9040 | jscott@naiearlefurman.com

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PROPERTY HIGHLIGHTS

- 2.11 AC available for GL, BTS, or Sale
- Excellent retail development opportunity in Piedmont's growing retail corridor
- Located on the outparcel of a brand new self storage facility with multiple points of shared full access in place
- Site to be delivered rough graded with shared stormwater detention in place
- Exceptional growth in the immediate area with a 2.9% annual growth rate in a 1 mile radius and ±2,000 new housing units planned or under construction in the immediate area
- Surrounding retailers include: Starbucks, Bojangles, Pilot Travel Center, Spinx, QT, Burger King, Truist, Walgreens, O'Reilly Auto Parts, Dollar Tree and more
- 31% Average VPD increase since 2020 on Hwy 86 and ±91,100 VPD on I-85
- Price: Contact Broker For Details



Read about the new AnMed Campus



Read about the Growth in Piedmont, SC

DEMOGRAPHIC HIGHLIGHTS

	1 MILE	3 MILE	5 MILE
2025 POPULATION	1,092	13,640	35,774
2030 PROJECTED POPULATION	1,433	15,248	38,242
2025 HOUSEHOLDS	391	5,333	13,602
2025 AVG HH INCOME	\$61,798	\$104,940	\$103,980

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