



2234 FORK SHOALS ROAD

2234 Fork Shoals Rd, Piedmont, SC 29673

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PROPERTY DESCRIPTION

- **Warehouse Facility:** A substantial warehouse structure is positioned on the 1.99-acre lot, providing ample storage or operational space suitable for various commercial uses.
- **Prime Location:** Strategically located off I-85, offering excellent visibility and accessibility for logistics, distribution, or retail operations.
- **Commercial Zoning (C-2):** Zoned C-2, the property supports a wide range of commercial activities, facilitating flexibility for businesses looking to expand or relocate.
- **Infrastructure:** Equipped with water hookups and a septic tank system.
- **Triple Road Frontage:** Boasting road frontage from three sides, including access from Griffen Mill Rd, the property ensures maximum exposure.

This property represents a rare opportunity to secure a substantial commercial asset with significant development potential in Piedmont's thriving business corridor. Contact the listing brokers for more information.

OFFERING SUMMARY

Sale Price:	\$699,999
Lot Size:	1.99 Acres
Zoning:	Commercial C-2
Utilities:	Water hookups, Septic tank
Access:	Convenient access off I-85 with property access from Griffen Mill Rd

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	623	10,843	30,627
Total Population	1,705	29,094	79,929
Average HH Income	\$104,311	\$108,196	\$101,119



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ADDITIONAL PHOTOS

A
B
C
D
E
F



N/F RIDDLE FAMILY NUMBER 3, LLC
TAX MAP# 0583020103300
DEED BOOK: 2252 DEED PAGE: 1782



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REV	DATE	REVISION & ISSUE HISTORY	SMP	DPD	DPD	STAMP / SEAL
A	17OCT23	ISSUED FOR INFORMATION				
			DES	CHK	APP	SCALE AS NOTED



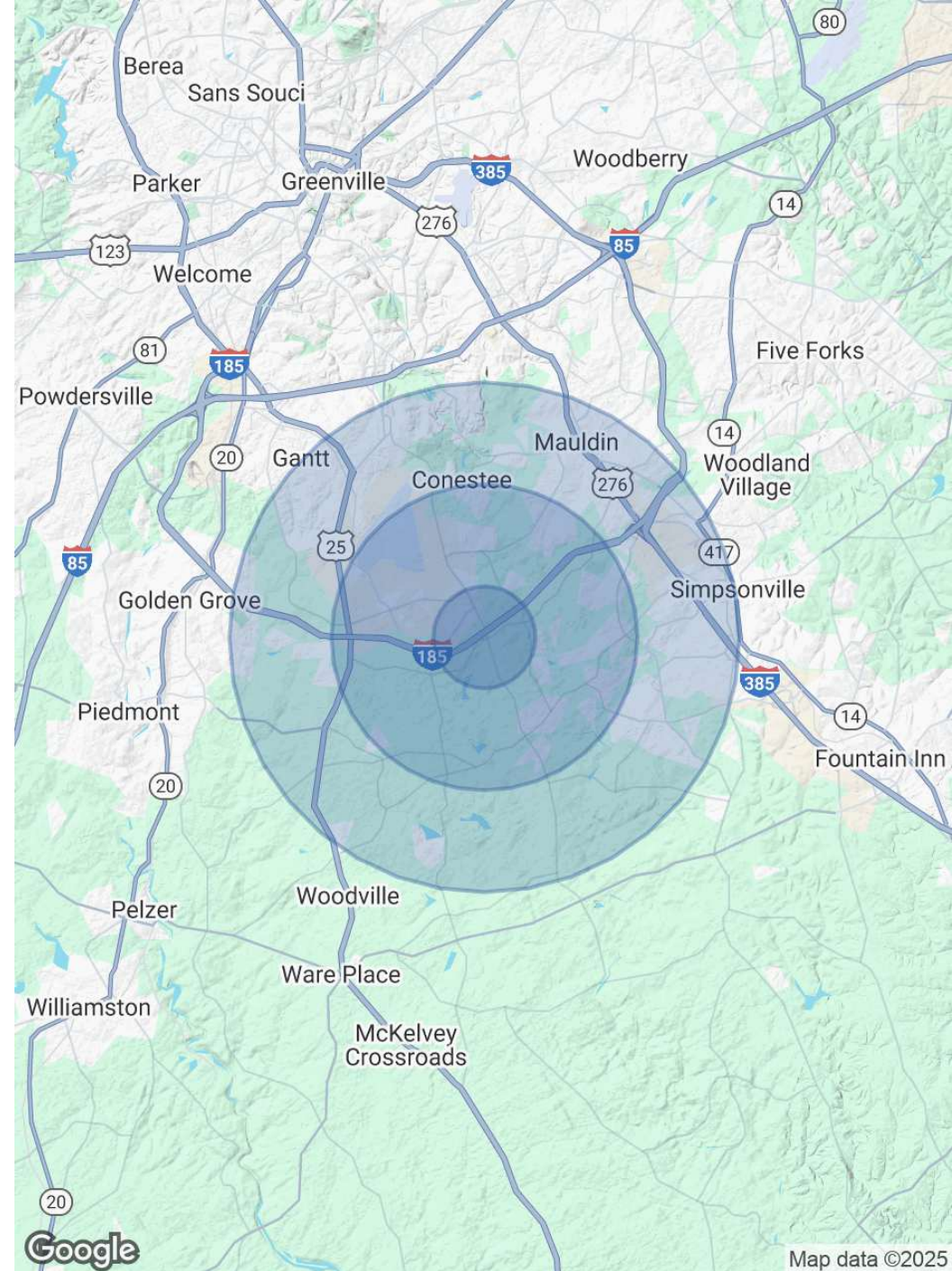
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DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	1,705	29,094	79,929
Average Age	37	39	40
Average Age (Male)	36	38	39
Average Age (Female)	38	40	41

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	623	10,843	30,627
# of Persons per HH	2.7	2.7	2.6
Average HH Income	\$104,311	\$108,196	\$101,119
Average House Value	\$266,610	\$286,699	\$279,799

Demographics data derived from AlphaMap



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