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COMMERCIAL REAL ESTATE SALES, LEASING, & INVESTMENTS
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- 7.48± acres on Powdersville Road ripe for development!
- Growing corridor with newly built medical and dental offices.
- 312'± road frontage.
- Water, power, & sewer available
- Excellent location for compatible retail, additional medical/dental offices or flex space.
- Property includes a 9,000± sq .ft. full service restaurant on a Net, Net, Net lease. Tenant responsible for taxes, insurance & maintenance. Landlord responsible for roof. NOI approximately \$66,000 per year.
- Pickens County Tax Map # 5038-06-47-1948
- Tremendous growth area & currently no zoning.
- Traffic Count: 11,000± vehicles per day.

Sale Price:
\$1,200,000





Demographic Summary Report

1020 Powdersville Rd, Easley, SC 29642

Building Type: **General Retail** Total Available: **0 SF**
 Secondary: **Restaurant** % Leased: **100%**
 GLA: **9,000 SF** Rent/SF/Yr: -
 Year Built: **1995**



Radius	1 Mile	3 Mile	5 Mile
Population			
2029 Projection	4,630	29,766	63,556
2024 Estimate	4,492	28,472	60,372
2020 Census	4,713	28,214	58,924
Growth 2024 - 2029	3.07%	4.54%	5.27%
Growth 2020 - 2024	-4.69%	0.91%	2.46%
2024 Population by Hispanic Origin	173	1,618	4,155
2024 Population	4,492	28,472	60,372
White	3,746 83.39%	23,700 83.24%	48,730 80.72%
Black	275 6.12%	1,764 6.20%	4,561 7.55%
Am. Indian & Alaskan	25 0.56%	102 0.36%	259 0.43%
Asian	64 1.42%	286 1.00%	737 1.22%
Hawaiian & Pacific Island	7 0.16%	36 0.13%	88 0.15%
Other	376 8.37%	2,584 9.08%	5,996 9.93%
U.S. Armed Forces	1	36	57
Households			
2029 Projection	2,072	12,165	25,080
2024 Estimate	2,009	11,633	23,817
2020 Census	2,114	11,553	23,254
Growth 2024 - 2029	3.14%	4.57%	5.30%
Growth 2020 - 2024	-4.97%	0.69%	2.42%
Owner Occupied	1,287 64.06%	8,264 71.04%	17,176 72.12%
Renter Occupied	722 35.94%	3,369 28.96%	6,641 27.88%
2024 Households by HH Income	2,009	11,632	23,820
Income: <\$25,000	615 30.61%	2,597 22.33%	5,014 21.05%
Income: \$25,000 - \$50,000	348 17.32%	2,297 19.75%	4,861 20.41%
Income: \$50,000 - \$75,000	370 18.42%	2,214 19.03%	4,784 20.08%
Income: \$75,000 - \$100,000	64 3.19%	918 7.89%	2,367 9.94%
Income: \$100,000 - \$125,000	290 14.44%	1,580 13.58%	2,969 12.46%
Income: \$125,000 - \$150,000	36 1.79%	387 3.33%	1,081 4.54%
Income: \$150,000 - \$200,000	194 9.66%	815 7.01%	1,419 5.96%
Income: \$200,000+	92 4.58%	824 7.08%	1,325 5.56%
2024 Avg Household Income	\$74,322	\$83,183	\$79,564
2024 Med Household Income	\$53,320	\$61,236	\$61,121