

1020 Powdersville Road Easley, SC





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CoStar-POWER BROKER

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COMMERCIAL REAL ESTATE SALES, LEASING, & INVESTMENTS 500 E. North Street, Suite F, Greenville, SC 864.991-8077

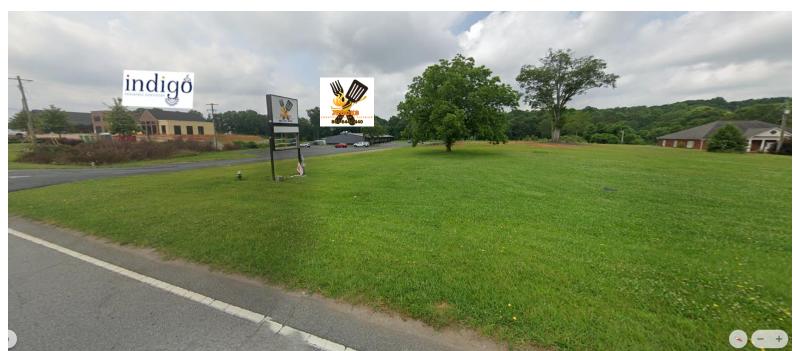
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- 7.48± acres on Powdersville Road ripe for development!
- Growing corridor with newly built medical and dental offices.
- 312'± road frontage.
- · Water, power, & sewer available
- Excellent location for compatible retail, additional medical/dental 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



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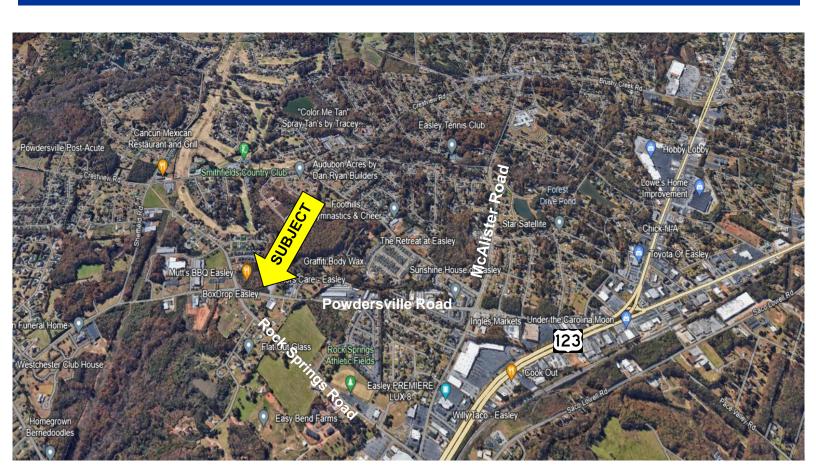








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#### **Demographic Summary Report**

#### 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



			A contract			
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 8	0.72%
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 7	2.12%
Renter Occupied	722	35.94%	3,369	28.96%	6,641 2	7.88%
2024 Households by HH Income	2,009		11,632		23,820	
Income: <\$25,000	615	30.61%	2,597	22.33%	5,014 2	1.05%
Income: \$25,000 - \$50,000	348	17.32%	2,297	19.75%	4,861 20	0.41%
Income: \$50,000 - \$75,000	370	18.42%	2,214	19.03%	4,784 2	
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	2.46%
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	



Jennifer Pitts- Spencer/Hines Properties- 864-583-1001 © 2025 CoStar Group - Licensed to Spencer Hines Properties - 162763.

10/7/2025