

RETAIL DEVELOPMENT PARCELS AVAILABLE FOR GL, BTS, OR SALE PIEDMONT, SC



NAI Earle Furman

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

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

This material may contain content generated with AI assistance and publicly sourced data. NAI Earle Furman makes every effort to verify the information but makes no warranties or representations regarding the accuracy, completeness, or reliability of the information. Independent verification of all details is strongly encouraged. Prices, terms, and availability are subject to change without prior notice.

RETAIL DEVELOPMENT PARCELS AVAILABLE FOR GL, BTS, OR SALE PIEDMONT, SC



PROPERTY HIGHLIGHTS

- Retail development parcels available for GL, BTS, or Sale
- Parcel A: 1 AC
- Parcel B: 0.50 - 4.08 AC
- Excellent development opportunity located at the entrance to Woodglen Subdivision with 563 planned homes
- Pad ready delivery with shared detention in place and utilities stubbed to the sites
- 3 points of full access servicing the parcels
- Exceptional growth in the immediate area with a 2.9% annual growth rate in a 1 mile radius and $\pm 2,000$ 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 $\pm 91,100$ 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

NAI Earle Furman

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

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

This material may contain content generated with AI assistance and publicly sourced data. NAI Earle Furman makes every effort to verify the information but makes no warranties or representations regarding the accuracy, completeness, or reliability of the information. Independent verification of all details is strongly encouraged. Prices, terms, and availability are subject to change without prior notice.

RETAIL DEVELOPMENT PARCELS AVAILABLE FOR GL, BTS, OR SALE PIEDMONT, SC



NAI Earle Furman

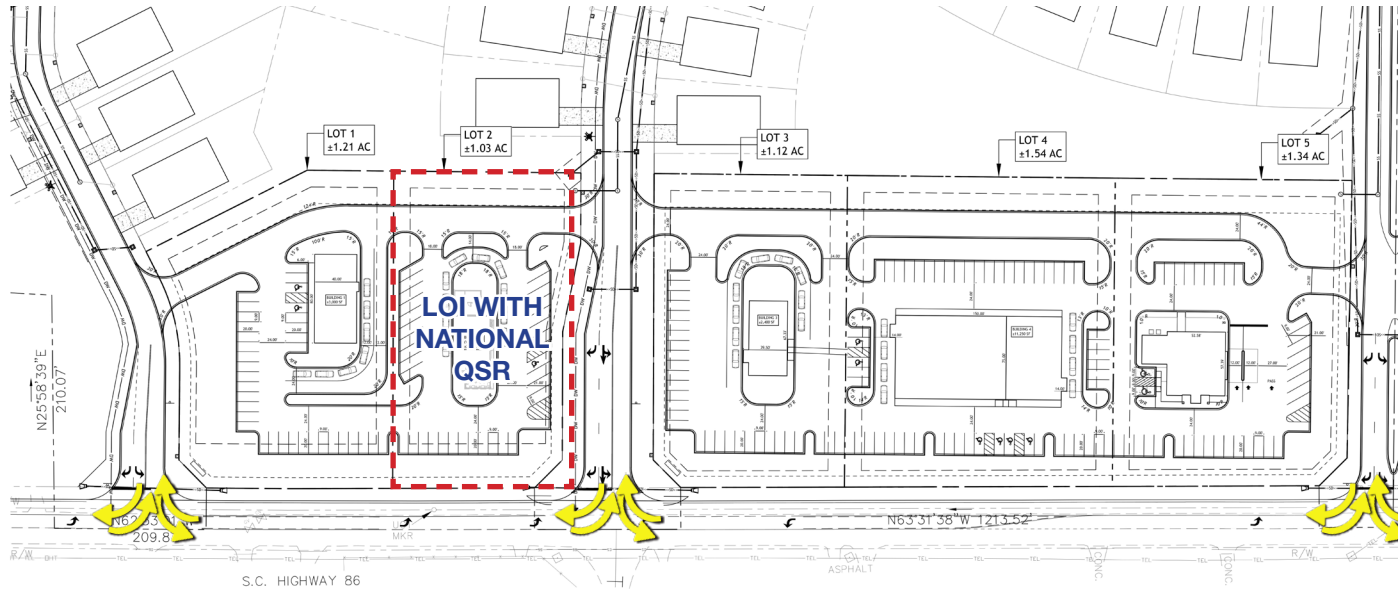
Jimmy Wright | Shareholder
864 232 9040 | jwright@naiearlefurman.com

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

This material may contain content generated with AI assistance and publicly sourced data. NAI Earle Furman makes every effort to verify the information but makes no warranties or representations regarding the accuracy, completeness, or reliability of the information. Independent verification of all details is strongly encouraged. Prices, terms, and availability are subject to change without prior notice.

RETAIL DEVELOPMENT PARCELS AVAILABLE FOR GL, BTS, OR SALE

PIEDMONT, SC



SITE CONCEPT 1

SITE CONCEPT 2

