



tle Caesars

A Little Caesars

DRIVE
KIRU

1

**Lease Rate:
\$16.00/SF
(NNN)**

±1,320 SF RETAIL SPACE FOR LEASE

7486 Augusta Road, Suite B
Piedmont, SC 29673

- Located on Augusta Road (Hwy 25) Near Antioch Church Road & Grove Reserve Parkway Intersection
- In a Fast Growing Area Just off I-185
- Signage Available to All Tenants
- Several New Residential Developments Producing 2,200 Homes



TRAFFIC COUNT

21,600 VEHICLES PER DAY
(SCDOT 2023)



✓ VISIBILITY

GREAT VISIBILITY FROM ROAD (HWY 25)



NEARBY BUSINESSES

CLOSE TO RESTAURANTS,
SHOPPING, AND
OTHER SERVICES



PARKING

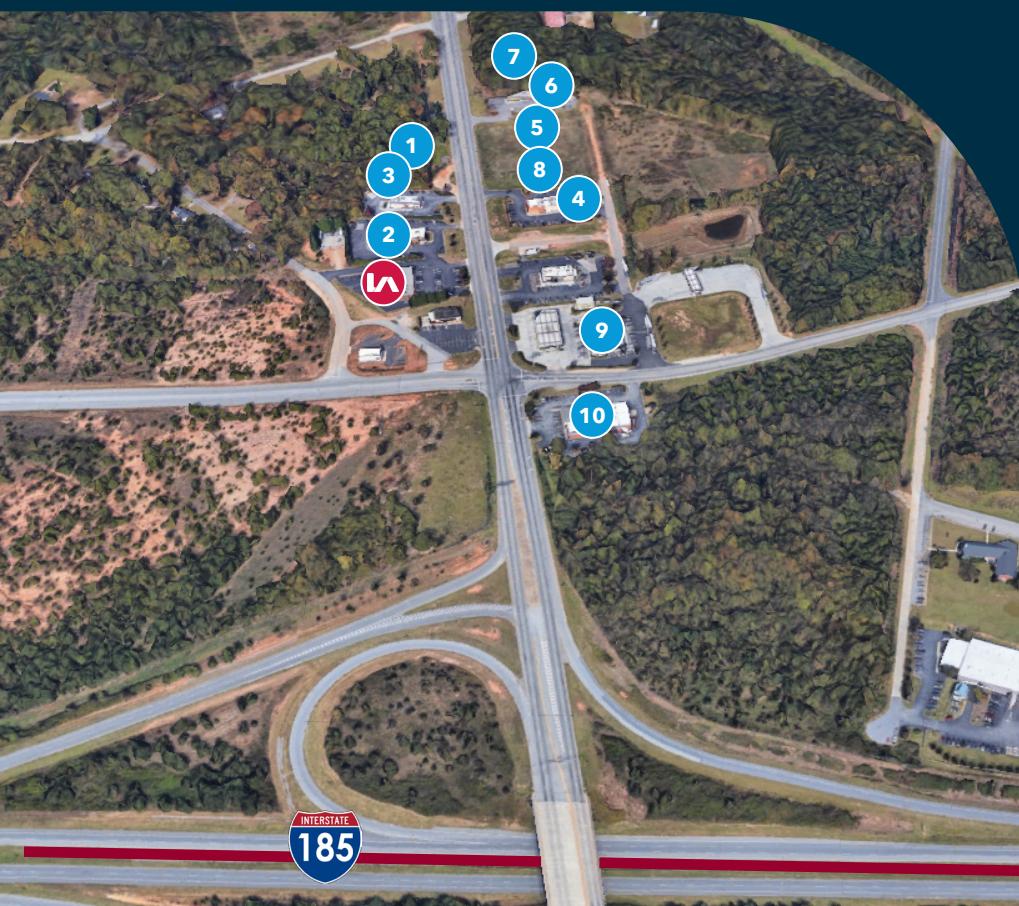
AMPLE PARKING AVAILABLE (6.45/1,000)

864.704.1040
LeeUpstate.com

PROPERTY OVERVIEW

	2 MILES	5 MILES	10 MILES
POPULATION	4,064	56,155	307,774
POPULATION PROJECTION (2027)	4,456	60,181	323,895
POPULATION ANNUAL RATE (2022-2027)	1.86%	1.39%	1.03%
MEDIAN AGE	37.8	37.9	39.2
RESIDENTS	2,002	30,024	157,907
HOUSEHOLDS	1,490	21,553	125,237
HOUSEHOLDS ANNUAL RATE (2022-2027)	1.85%	1.42%	1.10%
MEDIAN HOUSEHOLD INCOME ANNUAL RATE (2022-2027)	1.36%	4.11%	3.21%

*All demographic data is sourced from 2022 unless otherwise specified.



- 1 Zaxby's
- 2 Wendy's
- 3 KFC
- 4 Bojangles
- 5 Arby's
- 6 Waffle House
- 7 Starbucks
- 8 O'Reilly's Auto Parts
- 9 SpinX
- 10 CVS



FLOOR PLAN

LEASED

LEASED

**1,320 SF
AVAILABLE**

LEASED

Little Caesars



STEEL FOR PRE-ENGINEERED
STRUCTURE-SIZES BY OTHERS-
TYPE

SUBWAY

NOTE:
ALL UNDER SLAB UTILITIES SHALL BE
INSPECTED BY LOCAL CODE OFFICIAL
BEFORE INSTALLATION OF CONCRETE
SLAB.

NOT
ALL
IN9
BET

DEMISING WALL TO CONSIST OF 3 $\frac{1}{2}$ " METAL STUDS AT 16" OC. WITH 1 LAYER 1 $\frac{1}{2}$ " GYP BOARD TYPE IX ON BOTH SIDES FOR ONE HOUR FIRE RATING. EXTEND WALL TO BOTTOM OF ROOF DECK AND SEAL ALL PENETRATIONS WITH FIRE RATED SEALANT, TYP.

NOTE: TOILET ROOMS FOR THIS TENANT SPACE TO BE DETERMINED AND DESIGNED BY _____.

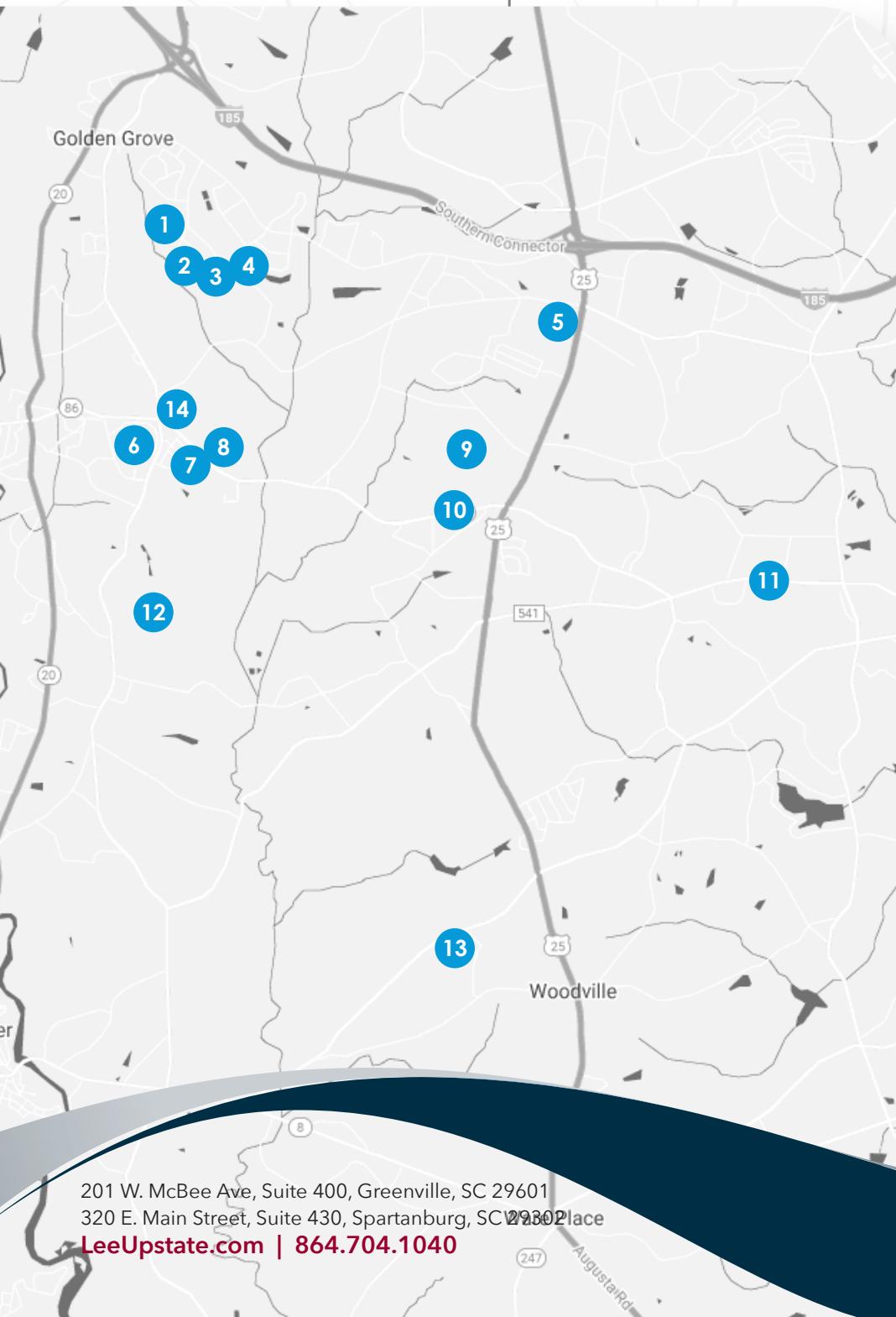
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LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

RESIDENTIAL DEVELOPMENTS MAP **PIEDMONT, SC**

Piedmont is an unincorporated, population driven community that is experiencing significant growth in the residential market. The area boasts several new residential developments producing over 2,200 homes making it a popular destination for retail establishments and office users.



- 1** Willow Grove
- 2** Southpark
- 3** Cambridge Creek
- 4** Cambridge Walk
- 5** Belmont Townes
- 6** Brook Valley
- 7** Evergreen Hills
- 8** Cottonwood Ridge
- 9** Woodmont Springs
- 10** Grove Landing
- 11** Westpoint Gardens
- 12** Grove Creek Cottages
- 13** Langford Hills
- 14** Clovedale Hills

RESIDENTIAL DEVELOPMENTS

DETAILS

2,257

TOTAL LOTS

960

TOTAL ACRES

1 Willow Grove | Existing
Furr Road & Willow Grove Way

93 Lots on 37.96 AC

3 Cambridge Creek | Site Development
Furr Road & Emily Lane

129 Lots on 51.84 AC

5 Belmont Townes | Site Development
Hwy 25 & Emily Lane

245 Lots on 34.4 AC

7 Evergreen Hills | Site Development
Hwy 86 & Bessie Road

82 Lots on 43.50 AC

9 Woodmont Springs | Site Development
Pine Drive & Hwy 86 / Bessie Road

277 Lots on 66.75 AC

11 Westpoint Gardens | Site Development
West Georgia Road

63 Lots on 62.19 AC

13 Langford Hills | Site Development
Garrison Road & Hwy 25

166 Lots on 163.51 AC

2 Southpark | Under Construction
Jacqueline Road & Furr Road

37 Lots on 10.33 AC

4 Cambridge Walk | Existing & Under Construction
Furr Road & Emily Lane

150 Lots on 56.55 AC

6 Brook Valley | Under Construction
Rudd Road & Williams Drive

73 Lots on 26.88 AC

8 Cottonwood Ridge | Site Development
Hwy 86

459 Lots on 182.76 AC

10 Grove Landing | Existing
Hwy 86 & Bessie Road

80 Lots on 26.5 AC

12 Grove Creek Cottages | Site Development
Old Pelzer Road

340 Lots on 163.26 AC

14 Clovedale Hills | Site Development
Hwy 86 & Old Pelzer Road

63 Lots on 33 AC



LEARN MORE GIVE US A CALL



LEE & ASSOCIATES
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