



Little Caesars

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DRIVE THRU

7486-B

AVAILABLE  
864.704.1040



**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES

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**864.704.1040**  
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**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



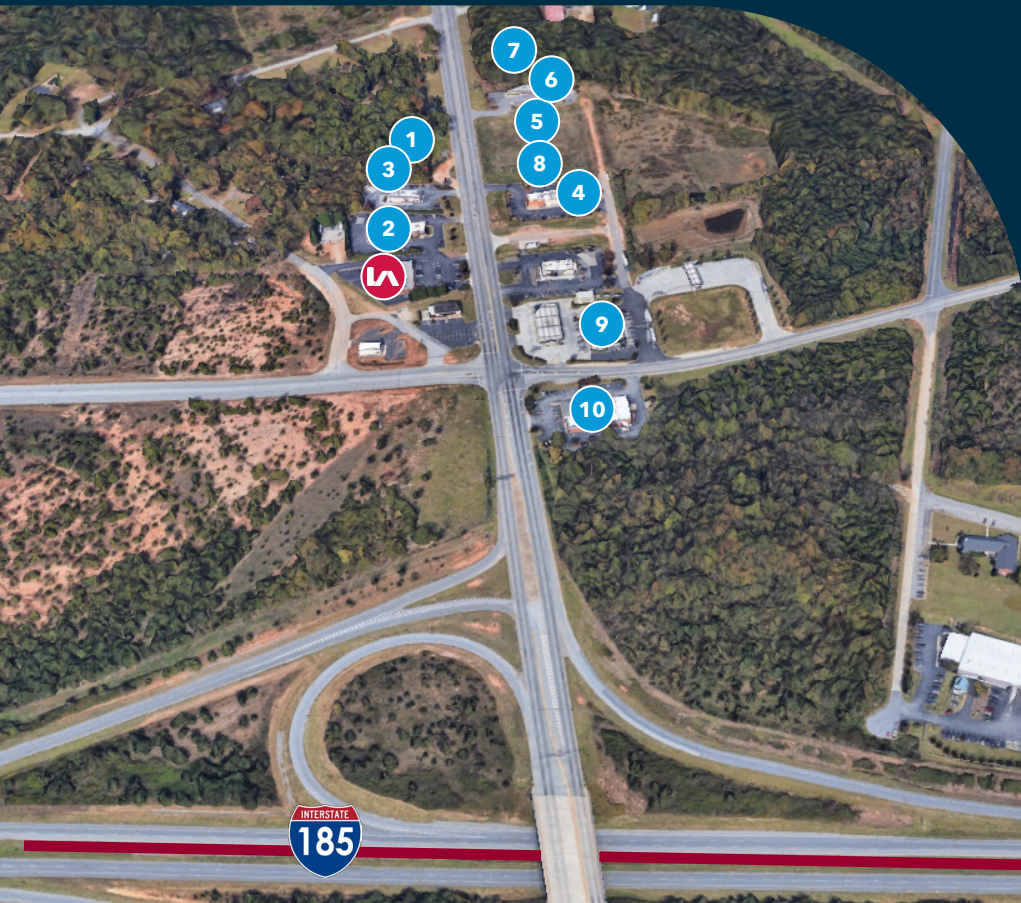
**PARKING**

AMPLE PARKING AVAIL-  
ABLE (6.45/1,000)

# 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.

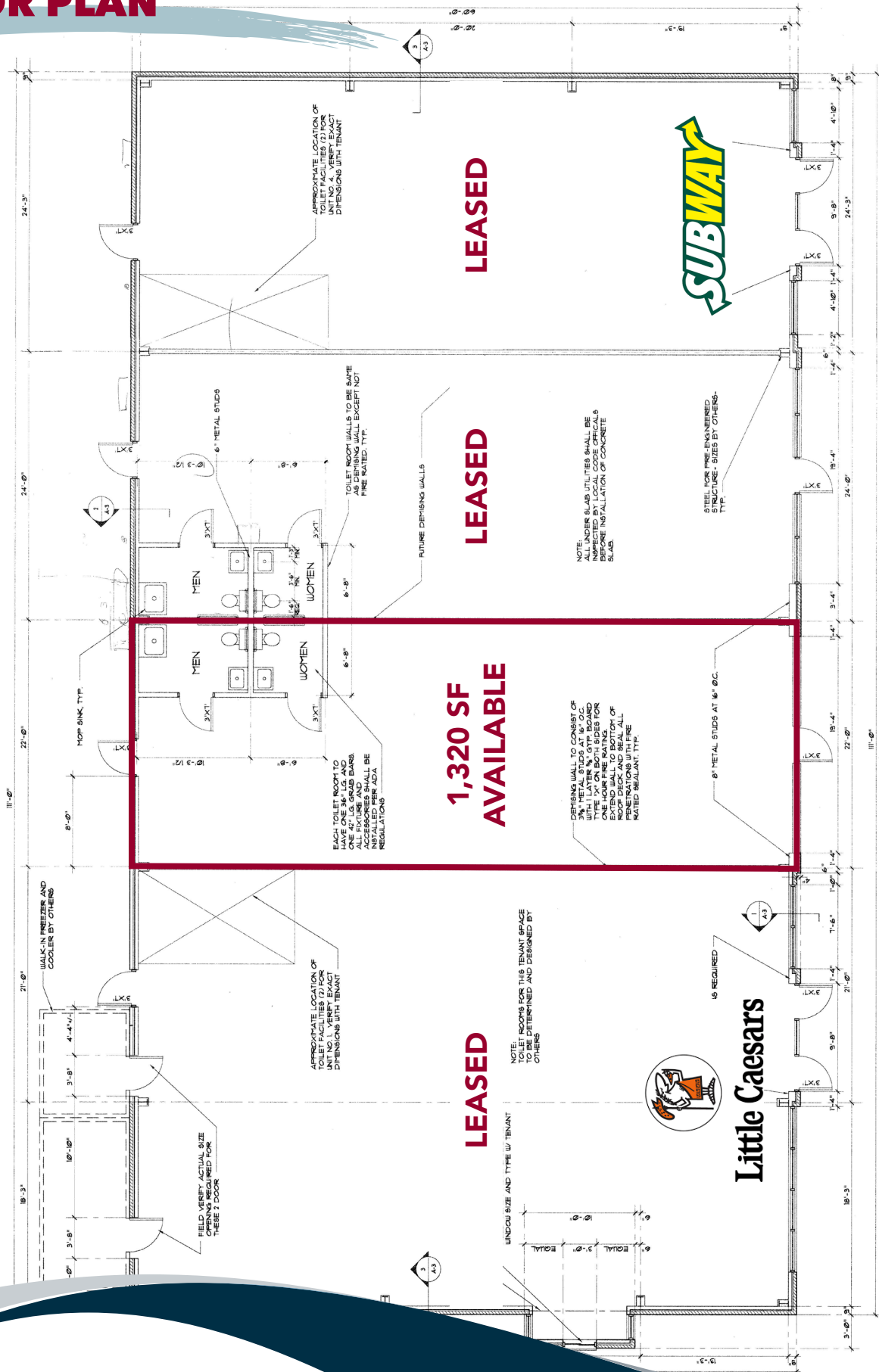


- 1 Zaxby's
- 2 Wendy's
- 3 KFC
- 4 Bojangles
- 5 Arby's
- 6 Waffle House
- 7 Starbucks
- 8 O'Reilly's Auto Parts
- 9 Spinx
- 10 CVS





# FLOOR PLAN

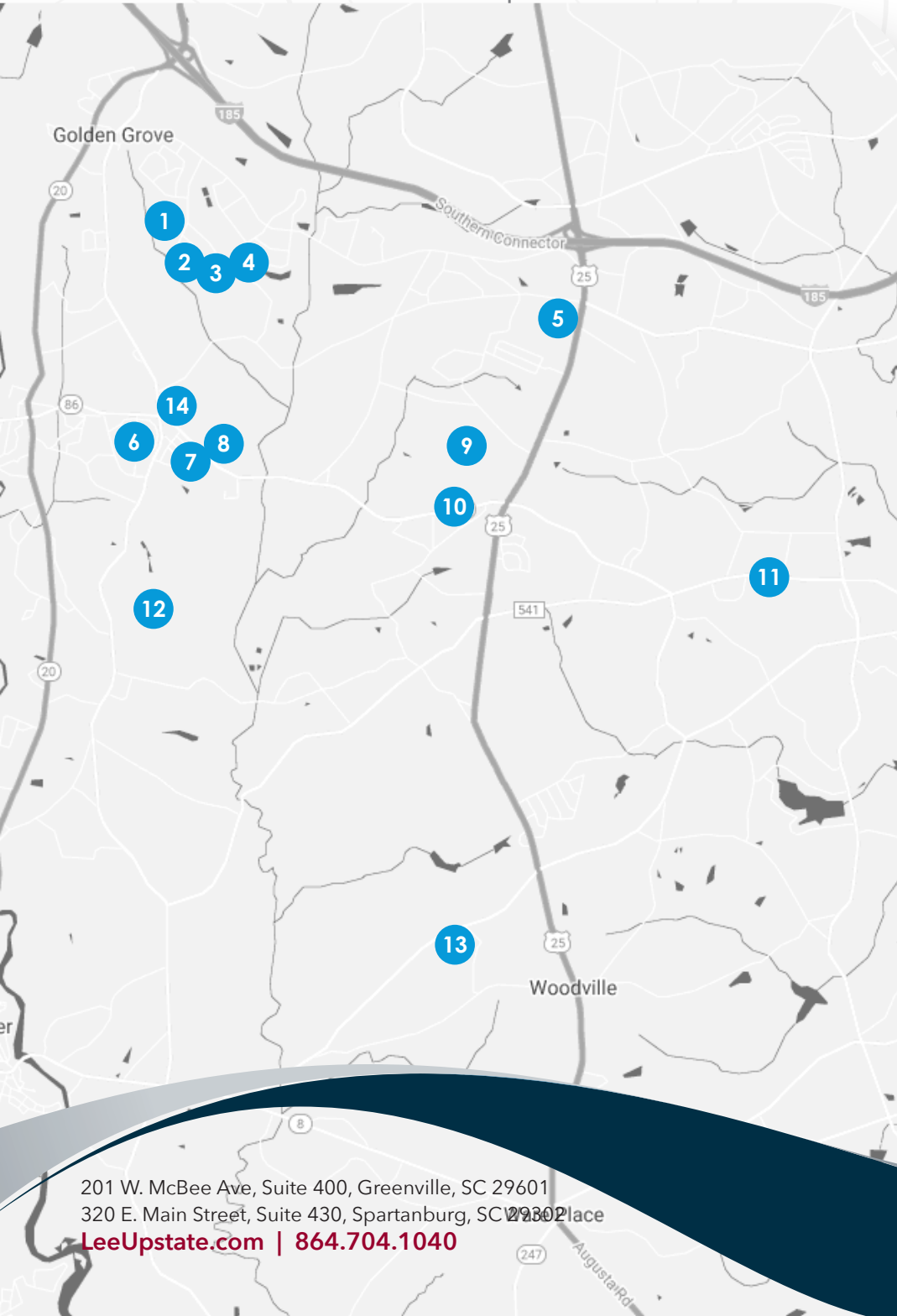




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## RESIDENTIAL DEVELOPMENTS MAP PIEDMONT, SC

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

# DETAILS

**2,257**  
TOTAL LOTS

**960**  
TOTAL ACRES

- 1** Willow Grove | Existing  
Furr Road & Willow Grove Way  
93 Lots on 37.96 AC
- 2** Southpark | Under Construction  
Jacqueline Road & Furr Road  
37 Lots on 10.33 AC
- 3** Cambridge Creek | Site Development  
Furr Road & Emily Lane  
129 Lots on 51.84 AC
- 4** Cambridge Walk | Existing & Under Construction  
Furr Road & Emily Lane  
150 Lots on 56.55 AC
- 5** Belmont Townes | Site Development  
Hwy 25 & Emily Lane  
245 Lots on 34.4 AC
- 6** Brook Valley | Under Construction  
Rudd Road & Williams Drive  
73 Lots on 26.88 AC
- 7** Evergreen Hills | Site Development  
Hwy 86 & Bessie Road  
82 Lots on 43.50 AC
- 8** Cottonwood Ridge | Site Development  
Hwy 86  
459 Lots on 182.76 AC
- 9** Woodmont Springs | Site Development  
Pine Drive & Hwy 86 / Bessie Road  
277 Lots on 66.75 AC
- 10** Grove Landing | Existing  
Hwy 86 & Bessie Road  
80 Lots on 26.5 AC
- 11** Westpoint Gardens | Site Development  
West Georgia Road  
63 Lots on 62.19 AC
- 12** Grove Creek Cottages | Site Development  
Old Pelzer Road  
340 Lots on 163.26 AC
- 13** Langford Hills | Site Development  
Garrison Road & Hwy 25  
166 Lots on 163.51 AC
- 14** Clovedale Hills | Site Development  
Hwy 86 & Old Pelzer Road  
63 Lots on 33 AC



## LEARN MORE GIVE US A CALL



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### **GREENVILLE OFFICE**

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