

RETAIL DEVELOPMENT PARCELS AVAILABLE FOR GL, BTS, OR SALE PIEDMONT, SOUTH CAROLINA



NAI Earle Furman

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PROPERTY HIGHLIGHTS

- Retail development parcels available for Ground Lease, Build-to-Suit, or Sale
- Parcel A: 0.50 - 2.24 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 ±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 ±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

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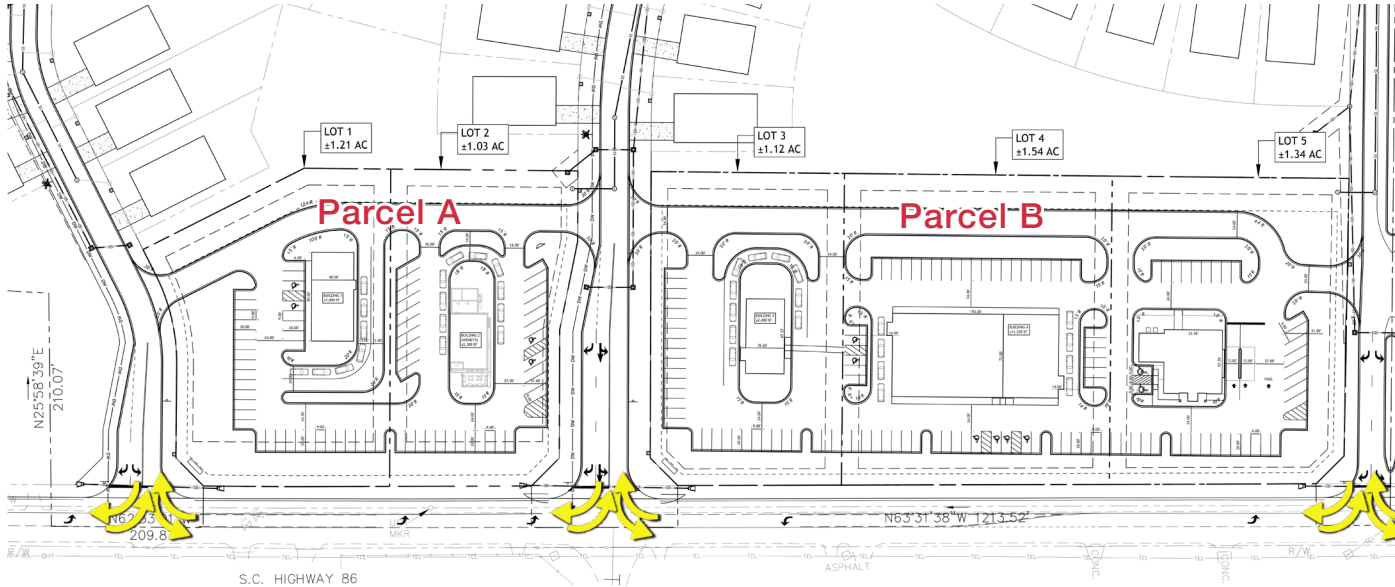
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SITE CONCEPT 1

SITE CONCEPT 2

