

# HIGH-TRAFFIC RETAIL W/ TESLA SUPERCHARGERS

2401 RIVER ROAD



## Property Summary

Address:	2401 River Rd
City:	Piedmont, SC
ZIP Code:	29637
Available SF:	2,400
Service Type:	NNN
Lease Rate:	\$15 PSF
Lease Term:	Negotiable
County:	Anderson
Tax Parcel:	238006001
Zoned:	C1
Renovated:	2024



## Property Overview

The Divine Group is proud to present an exciting opportunity to lease a 2,400 square foot space located at 2401 River Rd, Piedmont SC 29673. Situated on the end cap of the prestigious V-Go gas station and convenience store, this property is ready to cater to the needs of esteemed tenants.

One of the key selling points of this property is its exceptional location near exit #39 off Interstate I-85, which boasts a heavy traffic flow of approximately 89,700 vehicles per day. This high traffic count makes the property a strategic choice for businesses seeking maximum visibility and accessibility.

What sets this property apart from others in the vicinity is the presence of Tesla Superchargers, making it a unique and attractive proposition for electric vehicle owners. These Level 3 chargers offer the highest and fastest charging capability available from Tesla, providing a significant time advantage for motorists who need to recharge their electric cars. As the only Level 3 charger in the vicinity, the property naturally attracts electric vehicle users, and Tesla even recommends stopping at this charging station, ensuring a built-in customer base for the potential tenant.

The property is currently under renovation with a whopping \$200,000 investment, ensuring a modern and updated space for the future tenant. The leasing offer includes a Vanilla Shell, complete with HVAC, floor drains, a concrete slab floor, two separate metered panels (with the option to divide), and a convenient drive-through/walk-up window specifically designated for the Tesla charging area.

With Anderson County Commercial Zoning, the property has a versatile range of potential uses, making it suitable for retail or office purposes. The highway site, coupled with heavy traffic, makes it an ideal location for businesses seeking maximum exposure and easy access.

## Location Overview

Nestled in Piedmont, SC, the property benefits from its exceptional location near exit #39 off of interstate I-85. Piedmont is a vibrant town in Anderson County, renowned for its economic growth and development. With easy access to major highways, Piedmont serves as a gateway to the Upstate region.

The property's immediate surroundings are characterized by a blend of commercial and residential areas, creating a dynamic atmosphere. Its close proximity to the bustling highway ensures high visibility and accessibility, with an impressive traffic count. This prime location attracts a diverse customer base, making it an ideal destination for businesses aiming to thrive in a vibrant and thriving community.