



**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



**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES

**Darath Mackie**  
Vice President  
dmackie@lee-associates.com

**Randall Bentley, SIOR, CCIM**  
President/Managing Principal  
rbentley@lee-associates.com

**864.704.1040**  
LeeUpstate.com



**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

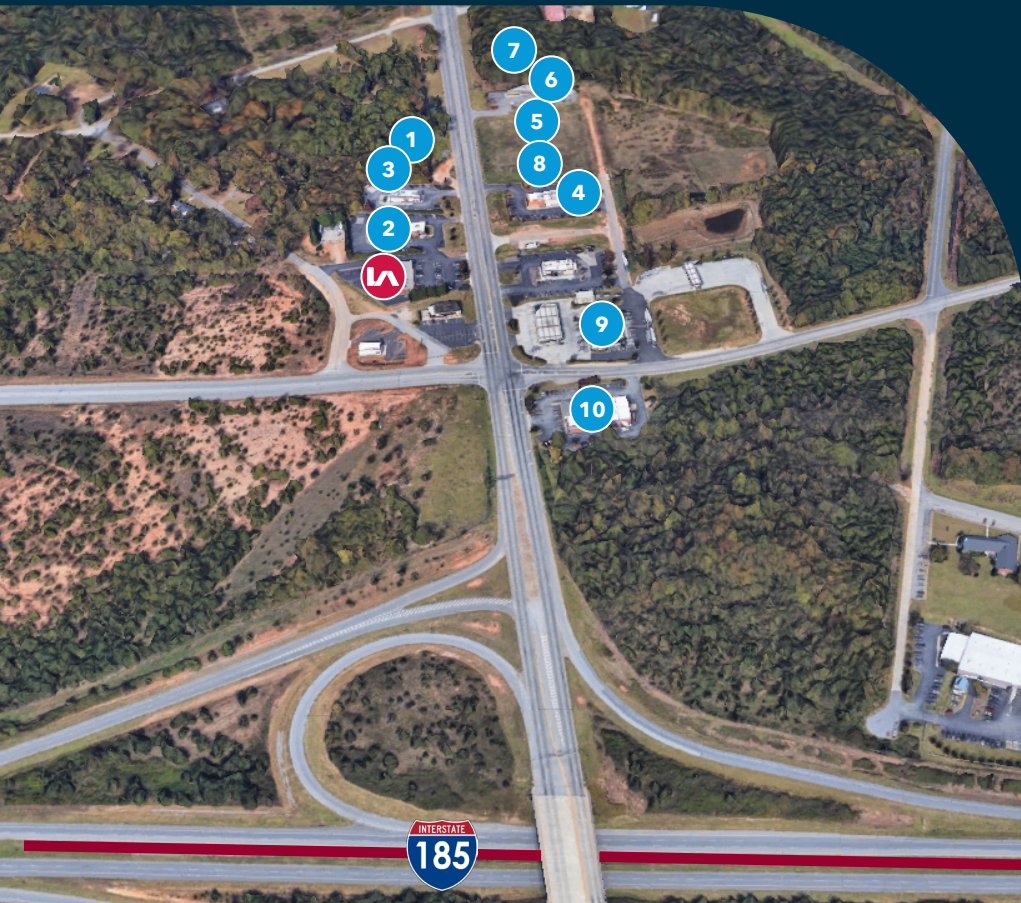


**PARKING**  
AMPLE PARKING AVAIL-  
ABLE (6.45/1,000)

# 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



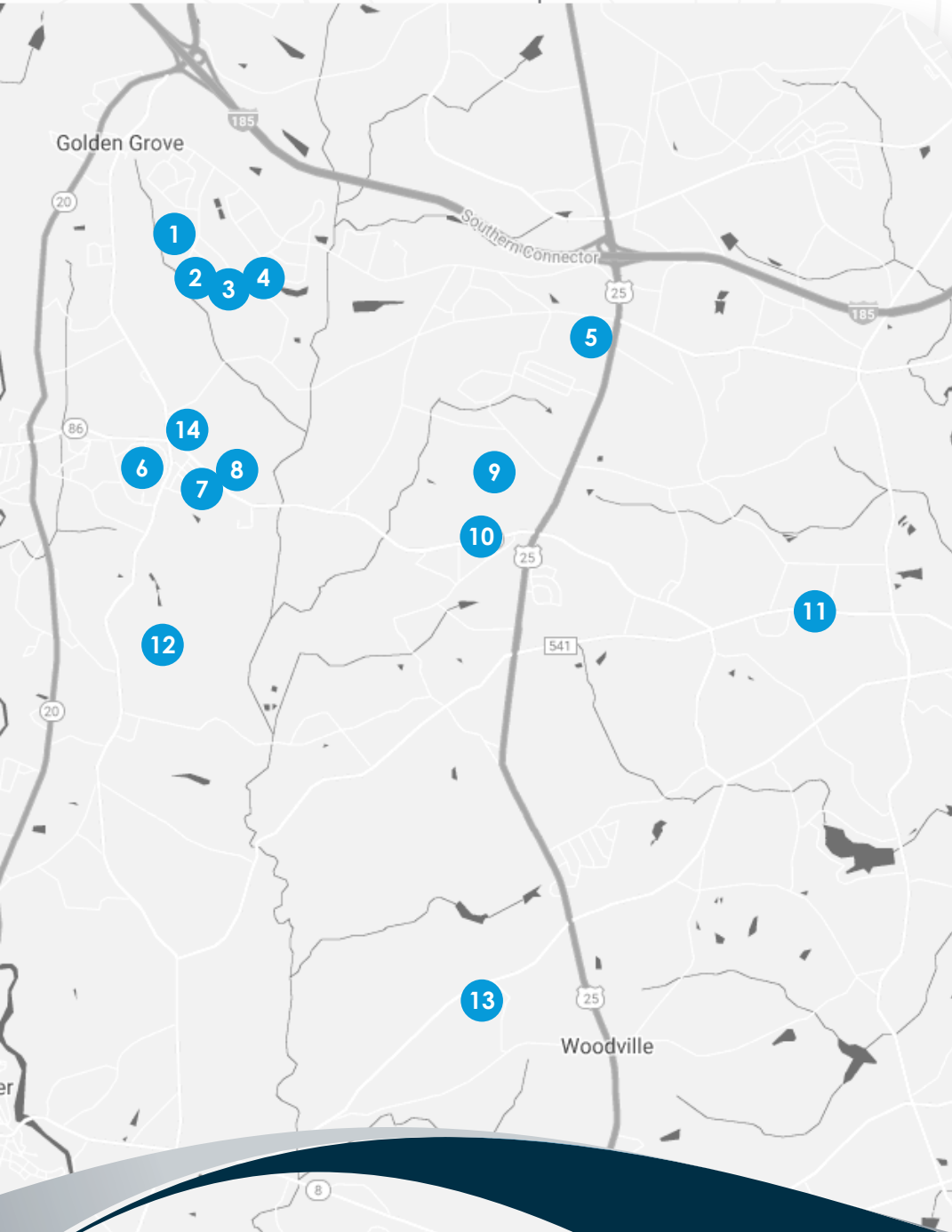




**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES

## 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
- 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



**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES

**864.704.1040**  
**LeeUpstate.com**

**GREENVILLE OFFICE**  
201 W. McBee Ave, Suite 400  
Greenville, SC 29601

**SPARTANBURG OFFICE**  
320 E. Main Street, Suite 430  
Spartanburg, SC 29302

All information furnished regarding the properties and information in this packet is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.



**Darath Mackie**  
Vice President  
864.337.1543  
dmackie@lee-associates.com



**Randall Bentley, SIOR, CCIM**  
President/ Managing Principal  
864.444.2842  
rbentley@lee-associates.com