



## Prime retail location with interstate frontage

- Great signage opportunities facing Congaree Road (±12,000 VPD) and I-385 (±118,000 VPD)
- Combined traffic exposure of ±130,000 VPD
- Ample on-site parking available
- 16-20 foot ceiling heights
- 3 dedicated loading docks
- 600 amp, 200 v power on site
- Fully sprinklered
- Brand new HVAC units recently installed
- Great co-tenant and multi-unit operator, Bintelli Golf Carts

### Get more information

**James McKay**

Vice President - Retail Team  
D 864 448 0628  
james.mckay@avisonyoung.com

**Macy Scoggins**

Associate - Retail Team  
D 864 413 8924  
macy.scoggins@avisonyoung.com



**Property Description**

This showroom-ready ±14,875 sf retail space with dedicated warehouse and multiple loading docks is located in a prime location in Greenville County, bordering city limits. With 200 feet of frontage on I-385 (±118,000 VPD) and Congaree Rd (±12,000 VPD), this space offers excellent visibility and signage opportunities.

Nearby businesses include Viridien, Pet Paradise, Miyabi Japanese Steak House, East Coast Granite, Spare Time, and more! This is a great opportunity for a retail business to capitalize on the high traffic volume and visibility of this location. Contact us today to learn more about this exciting opportunity!

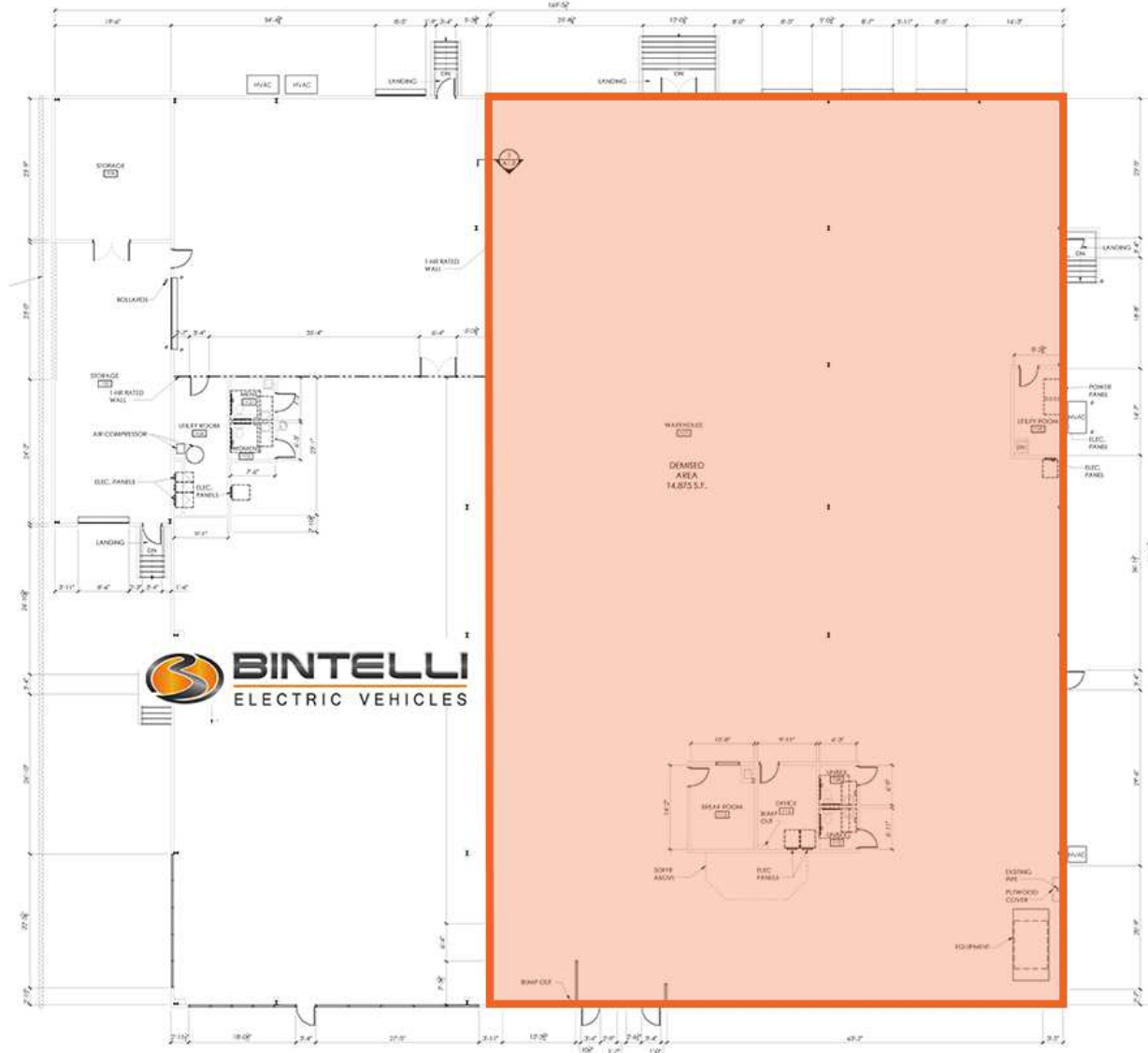
**Offering Summary**

Lease Rate:	\$12.50 sf/yr/nnn
NNN estimate:	\$3.00 sf/yr
Available sf:	14,875 sf
Date Available:	Q2 2024
Lot Size:	1.64 Acres
Building Size:	23,450 sf



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# Demographics

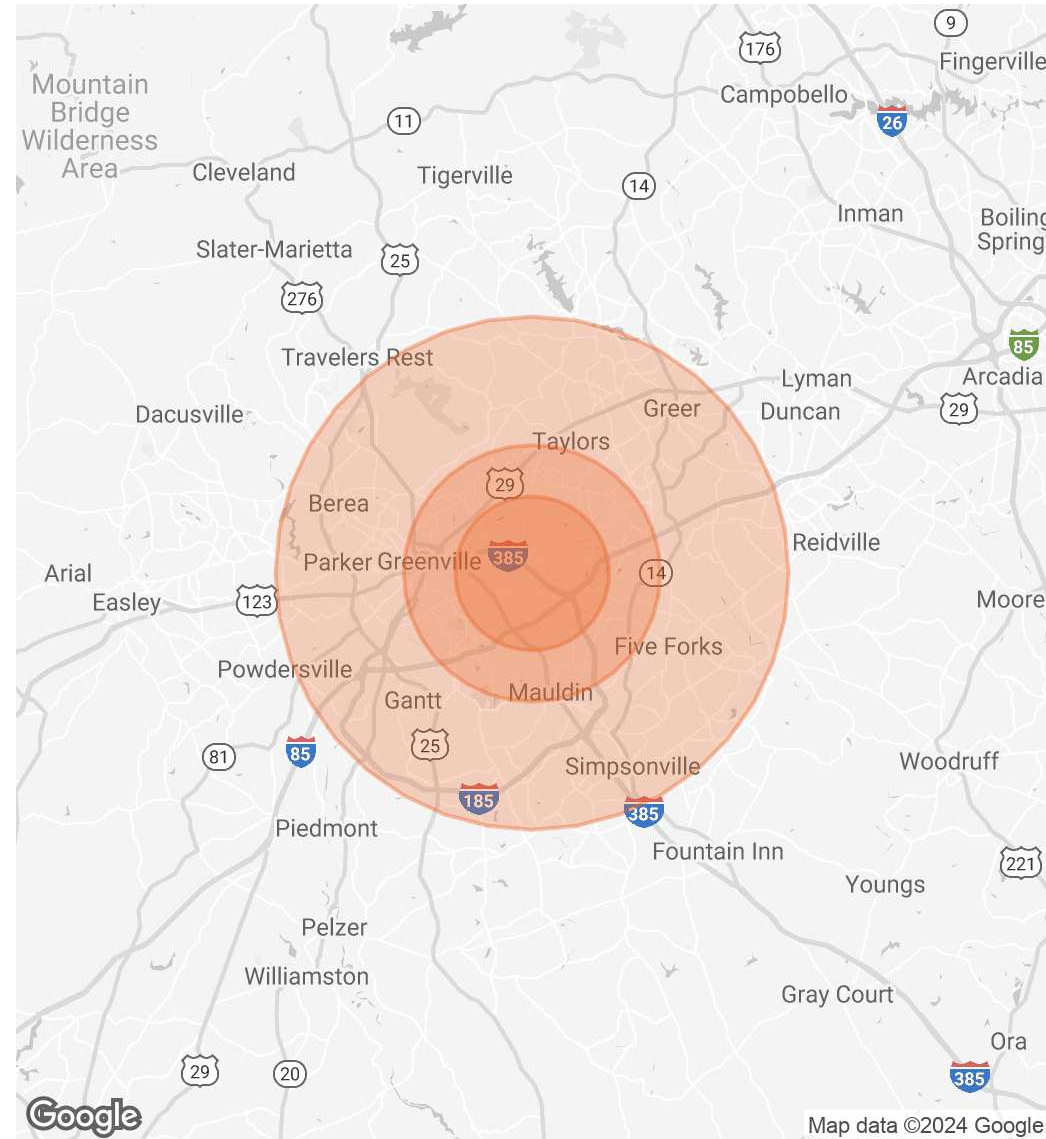
627 Congaree Road

Population	3 Miles	5 Miles	10 Miles
Total Population	55,000	165,384	429,604
Average Age	37.8	38.4	38.7
Average Age (Male)	37.1	37.8	37.5
Average Age (Female)	38.3	39.2	39.8

Households & Income	3 Miles	5 Miles	10 Miles
Total Households	27,580	76,428	180,201
# of Persons per HH	2.0	2.2	2.4
Average HH Income	\$78,663	\$87,993	\$82,024
Average House Value	\$239,255	\$271,059	\$227,434

2020 American Community Survey (ACS)



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## Retail/showroom space for lease

627 Congaree Road



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