

For Sublease

## Restaurant Ready with Interstate Access

### Zane Landwerlen

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Colliers | South Carolina  
32 E. Broad Street, Ste 400  
Greenville, SC 29601  
+1 864 297 4950

# ±3,540 SF with easy accessibility from I-85

## 2 Kalyns Way | Piedmont, SC

- Freestanding former restaurant
- Drive-thru in place
- ±3,540 SF
- ±1 AC
- Excellent visibility from Hwy 153 (37,300 VPD)
- ±0.2 miles from I-85

### DEMOGRAPHICS

	3 Miles	5 Miles	10 Miles
Population:	20,491	73,514	311,075
Average HH Income:	\$88,309	\$86,509	\$90,258
Households:	7,574	27,821	128,017





# Location & Access

## Travel Distances

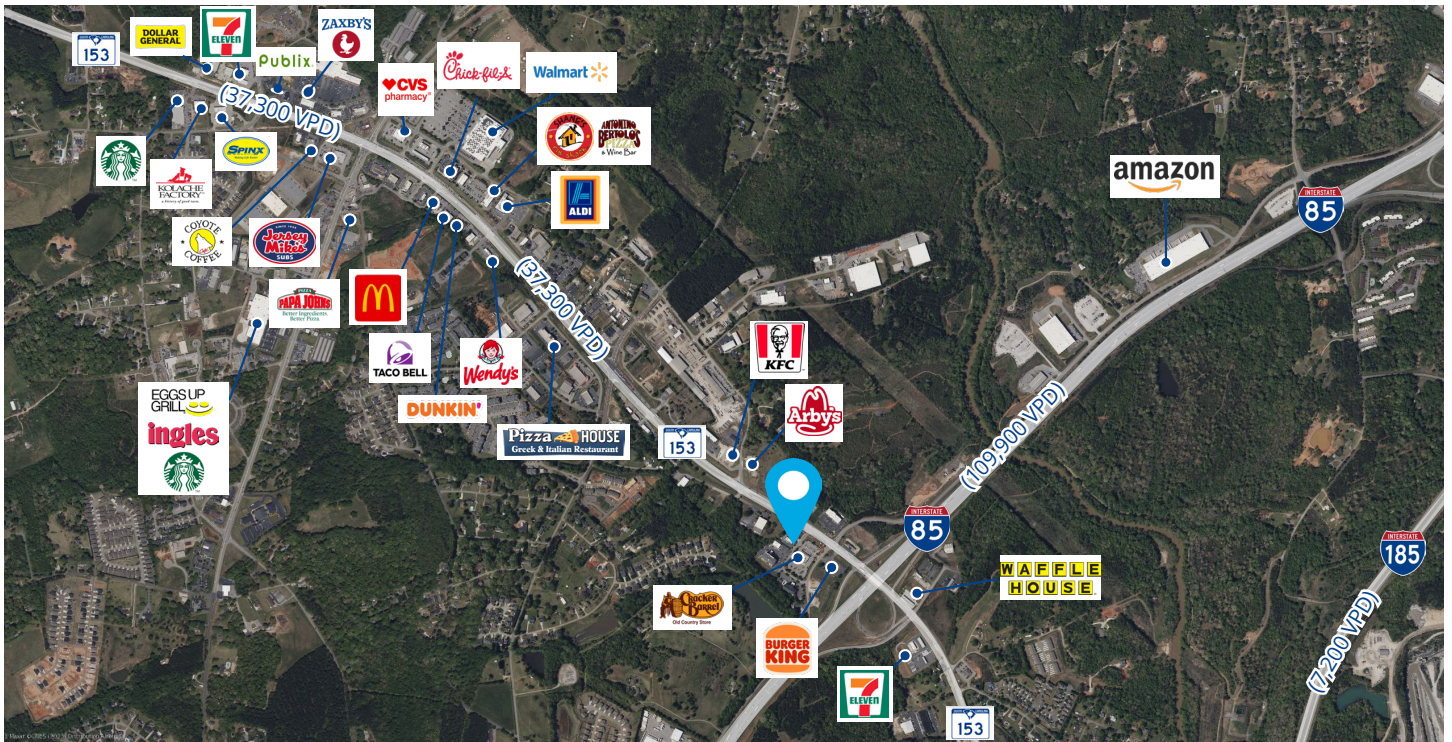
Interstate 85	±0.2 miles
Interstate 185	±1.5 miles
Downtown Greenville	±6 miles

## Vehicles Per Day

	37,300 VPD
	109,900 VPD



## Street map





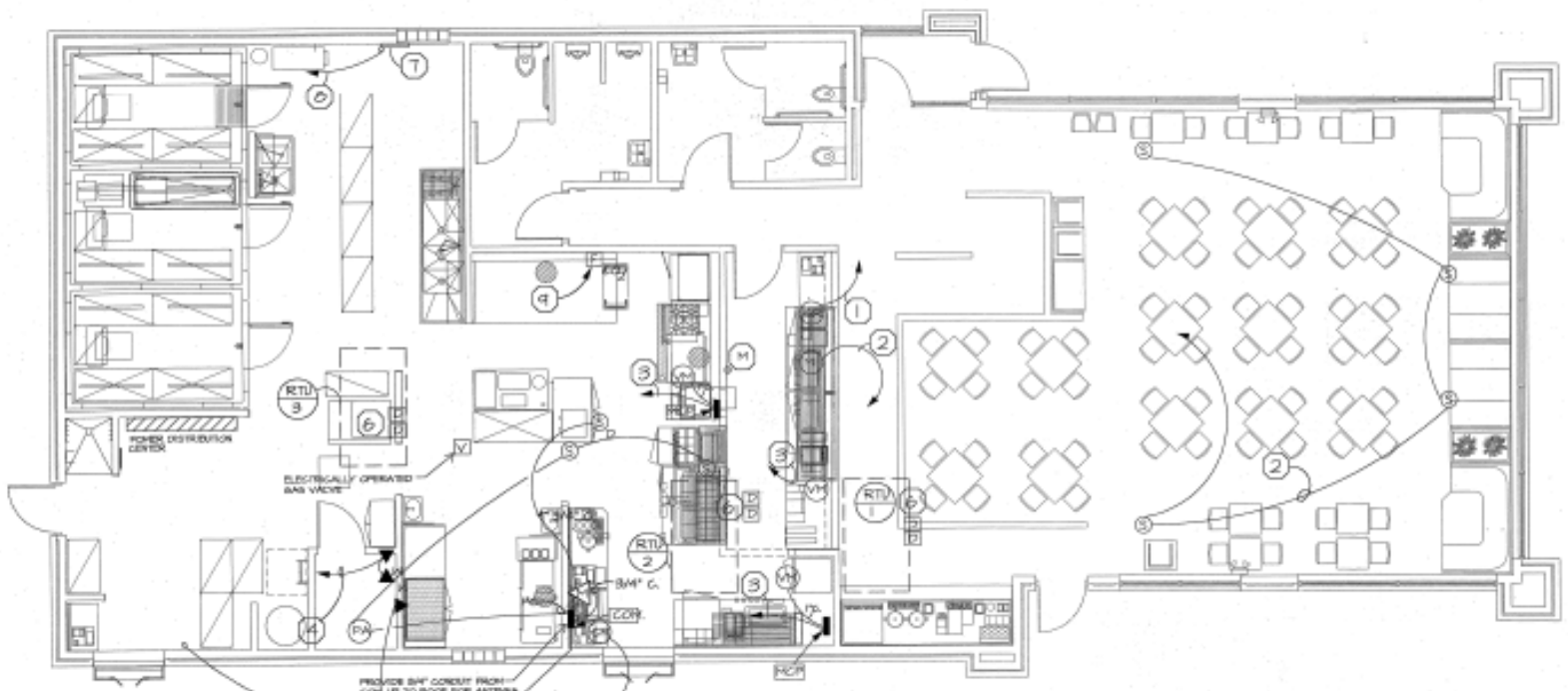
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# Property photos





# Floor Plan



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