

GROUND LEASE OR BTS | 0.25 FROM I-85 | PELZER, SC



## Site Information

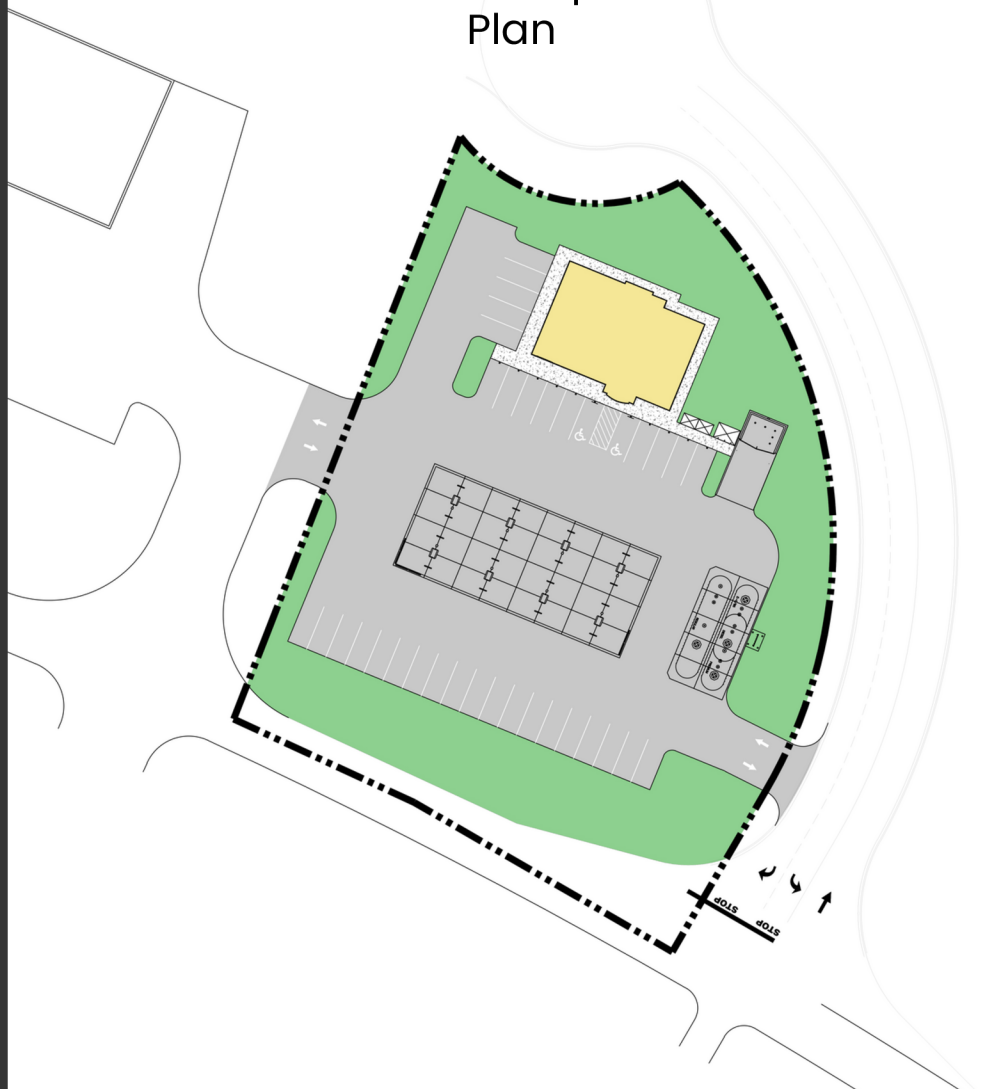
- 1.29 acre retail outparcel with cross access to Dollar General
- Multiple access points, including one full access
- Site is rough graded with utilities available

**REALTYLINK**<sub>LLC</sub>

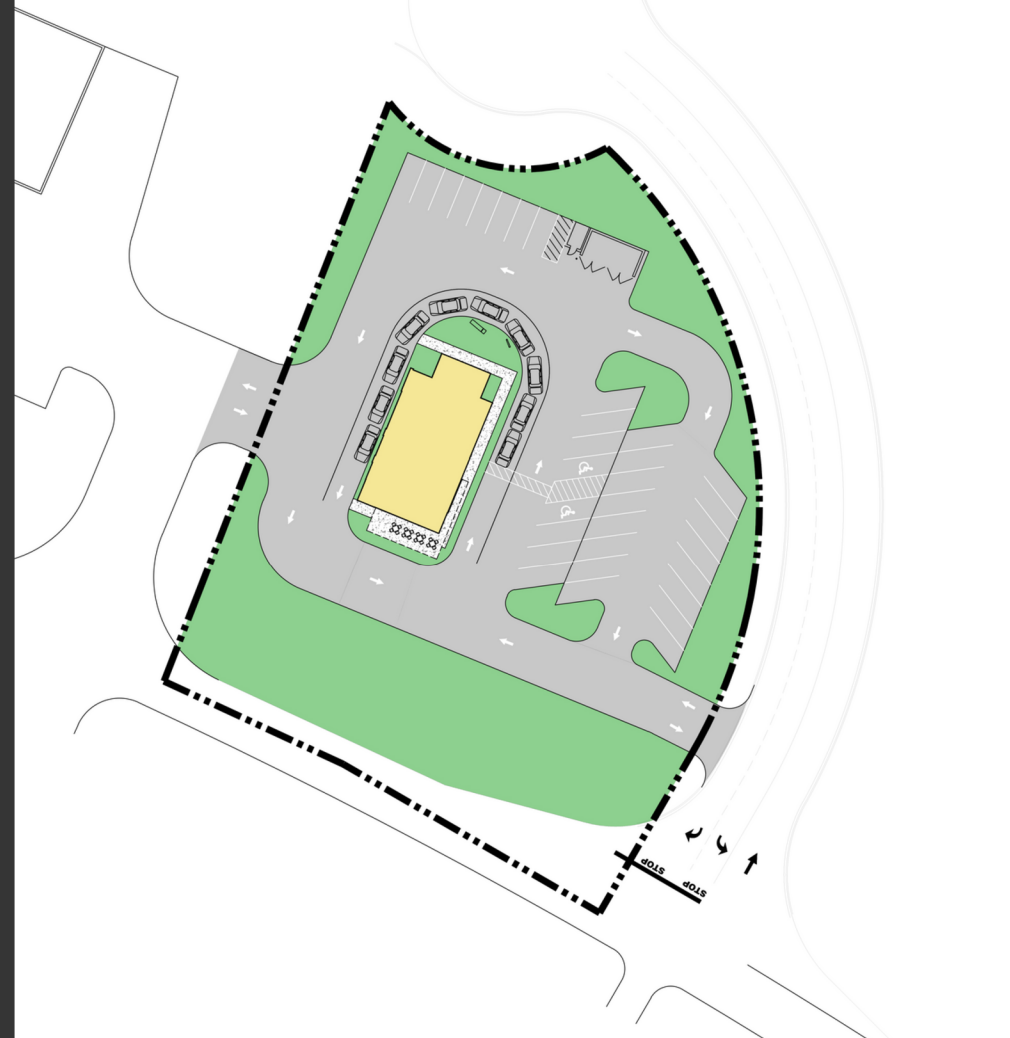
James McAden  
864.263.5423

[jmccaden@realtylinkdev.com](mailto:jmccaden@realtylinkdev.com)

## C-Store Conceptual Site Plan



## QSR Conceptual Site Plan



[Location]

## Demographics

### POPULATION

1 mi - 1,270

3 mi - 9,225

5 mi - 30,496

### AVG HHI

1 mi - \$106,050

3 mi - \$88,873

5 mi - \$81,203

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