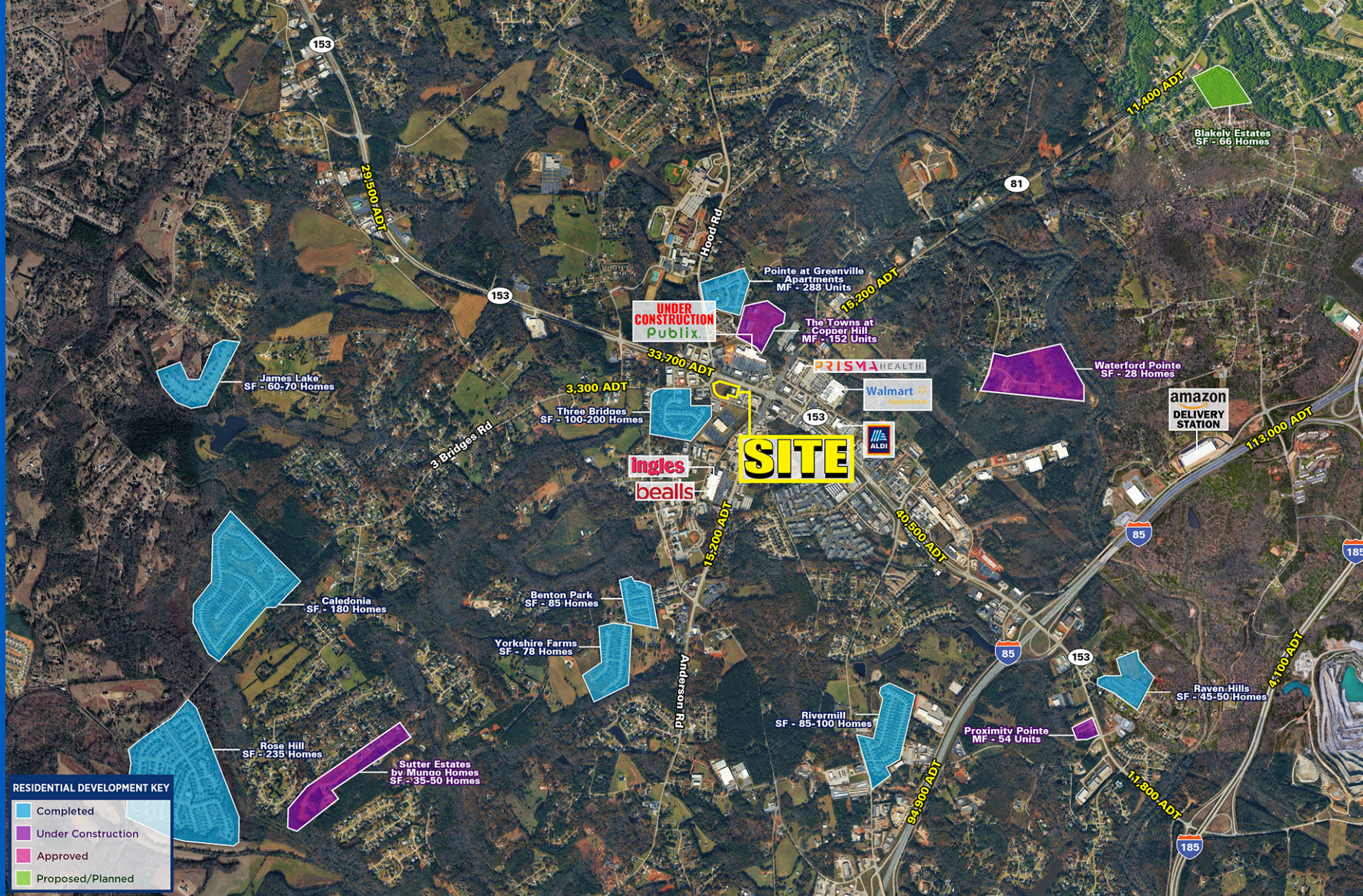




#### RESIDENTIAL DEVELOPMENT KEY

- Completed
- Under Construction
- Approved
- Proposed/Planned

POWDERSVILLE, SC

# 3529 HWY 153

0.7 ACRES AVAILABLE FOR LEASE





## PROJECT DETAILS

3529 HWY 153 • 0.7 ACRES AVAILABLE FOR LEASE • RETAIL

### AVAILABLE SPACE

0.7 Acres

### TRAFFIC COUNTS

33,700 ADT on Hwy 153

### PROPERTY HIGHLIGHTS

- 0.7 acre pad site directly across from planned Publix in Powdersville, SC (Greenville MSA)
- Strong visibility to Hwy 153 (33,700 ADT)
- Left over, Right in, Right Out directly into the site and ability to access the signal along 3 Bridge Road
- Master stormwater in place
- Drive-thru allowed by right

### LEASE RATE

Call to discuss

### COUNTY

Greenville

### MARKET

Powdersville



#### DEMOGRAPHICS

#### 1 MILE

#### 3 MILES

#### 5 MILES

#### TOTAL HOUSEHOLDS

1,328

9,205

28,565



#### TOTAL POPULATION

3,152

24,130

71,713

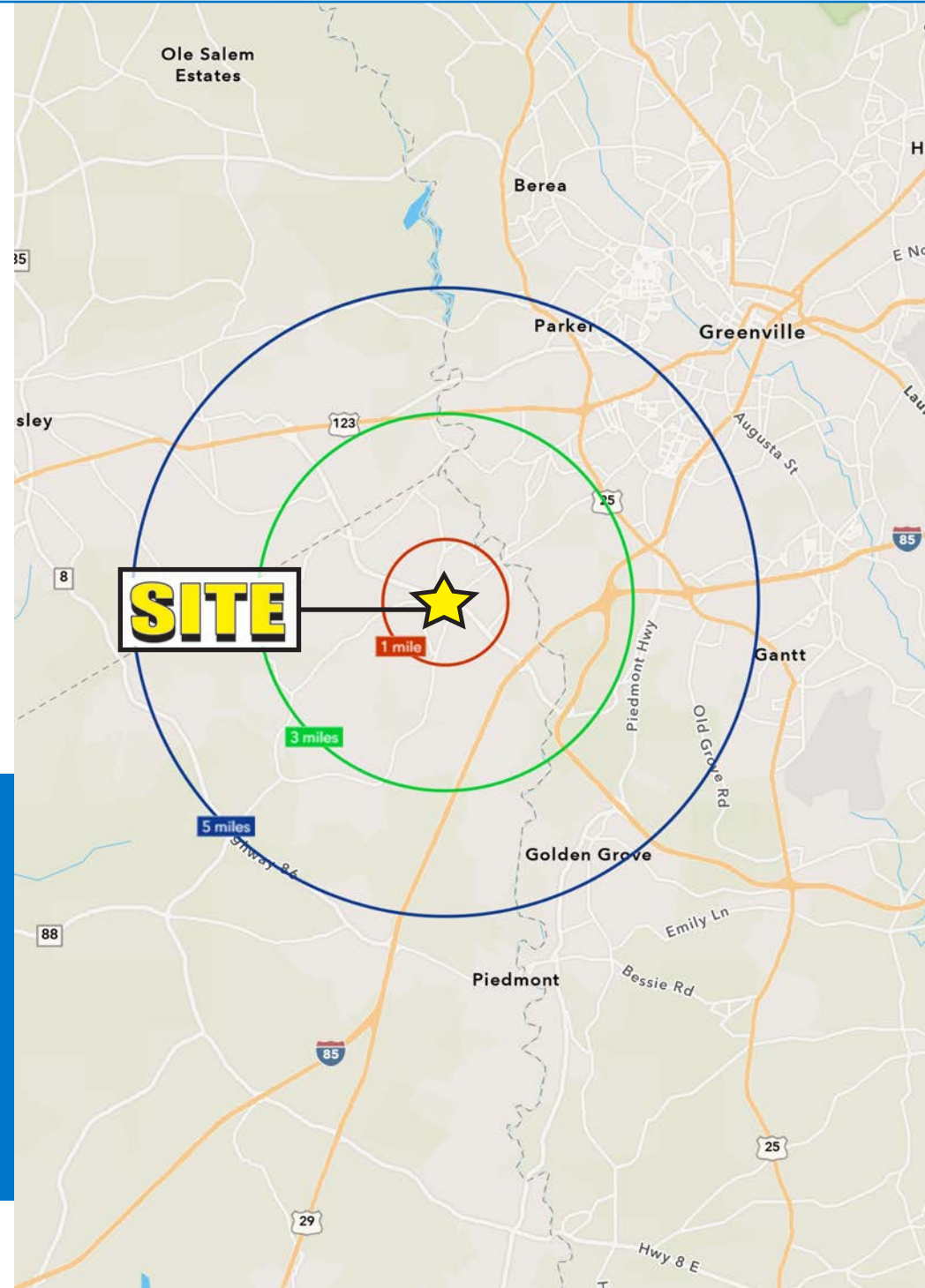


#### MEDIAN HH INCOME

\$81,631

\$77,577

\$71,813



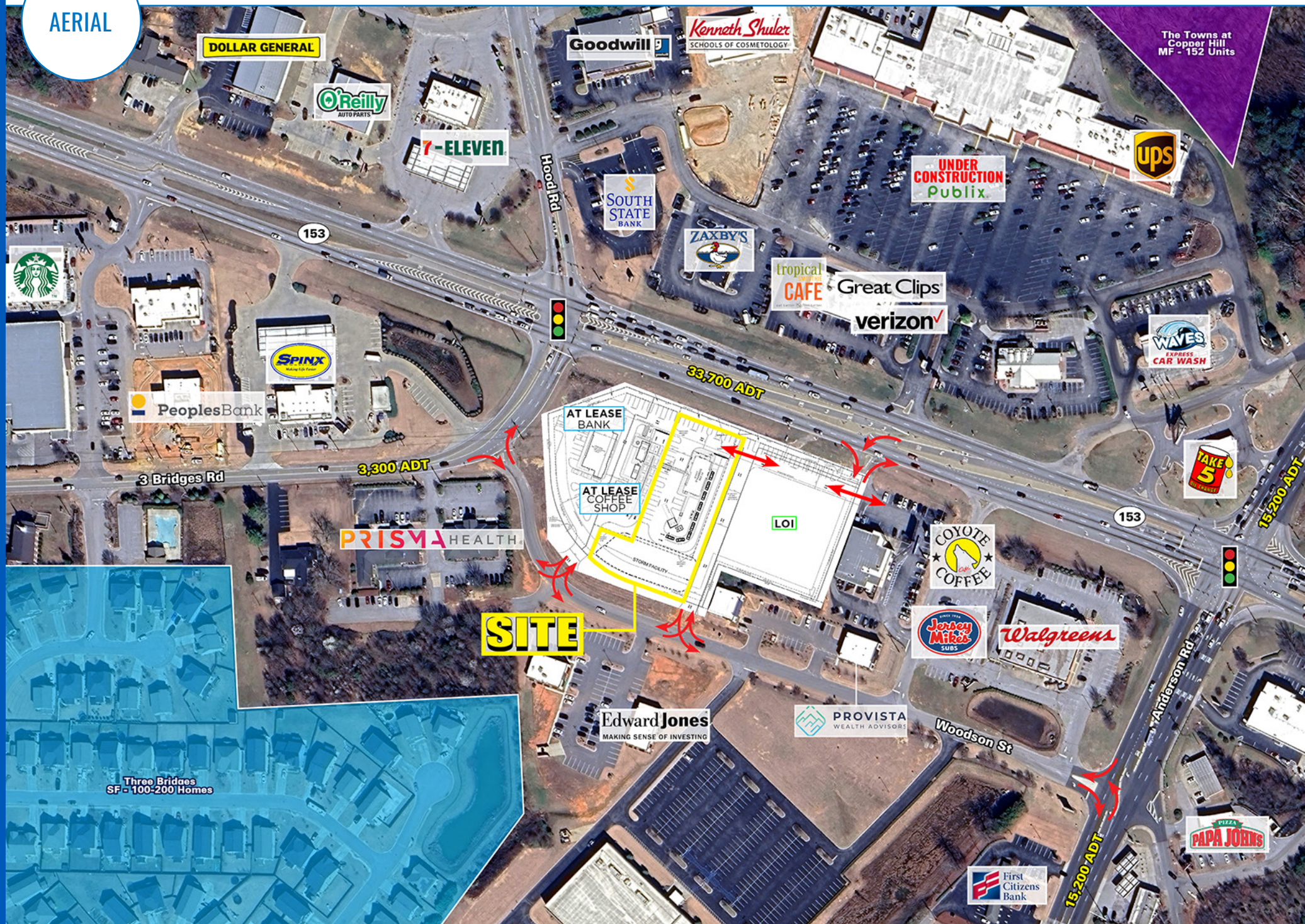


AERIAL



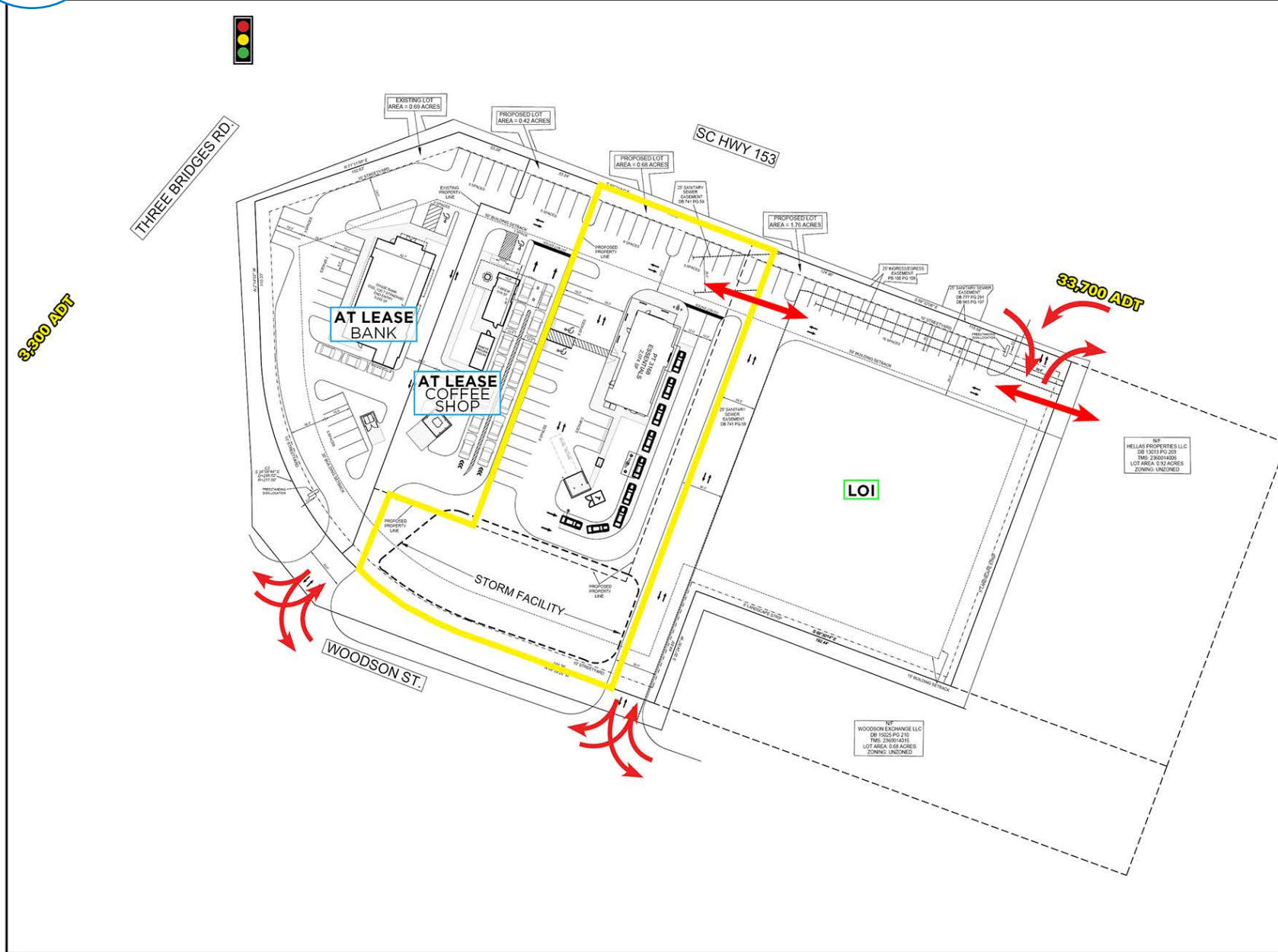


AERIAL





SITE PLAN



| REVISIONS | NO. | DATE | DESCRIPTION | BY |
|-----------|-----|------|-------------|----|
|           |     |      |             |    |
|           |     |      |             |    |
|           |     |      |             |    |
|           |     |      |             |    |

**MOUNT OAK CAPITAL**  
 MOUNT OAK CAPITAL  
 222 AUSTIN HWY  
 SUITE 4  
 SAN ANTONIO, TX 78209

**MULTI-TENANT COMMERCIAL**  
 3535 SC HIGHWAY 153  
 POWDERSVILLE, SC  
 TEST FIT #22A

FILENAME: 3535 SC HWY 153 TEST FIT #22A (POWERSVILLE)  
 DRAWN BY: CSC  
 SCALE: 1"= 30'  
 DATE: 05-11-26  
 SHEET NO: TF-22A



POWDERSVILLE, SC

**3529 HWY 153**

**0.7 ACRES AVAILABLE FOR LEASE**

**MICAH GROEBER**

704.697.1902  
MGROEBER@ATLANTICRETAIL.COM

**DAN MULLIN**

704.697.1904  
DMULLIN@ATLANTICRETAIL.COM



**CHARLOTTE**  
CAPITOL TOWERS  
4350 CONGRESS ST, SUITE 575  
CHARLOTTE, NC 28209

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