



FOR SALE

Contact Broker for Pricing

*7146 Augusta Road,
Piedmont, SC 29673*

±11.8-Acre Industrial Redevelopment & Owner-User Opportunity Along U.S. Highway 25

Exclusively Listed By:

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Property Summary

7146 Augusta Road, Piedmont, SC 29673

Property Description

7146 Augusta Road presents a compelling owner-user, investment, and industrial redevelopment opportunity consisting of approximately 11.8 contiguous acres along the highly traveled Augusta Road/U.S. Highway 25 corridor in Piedmont, South Carolina. The property combines substantial land area, approximately 200 feet of highway frontage, existing utilities, established improvements, and prominent signage with a strategic location in one of Greenville County's expanding industrial corridors.

The property is currently designated C-2 Commercial, while its Future Land Use designation is Industrial, creating a potential path toward industrial redevelopment subject to applicable governmental approvals. Existing improvements provide the flexibility for immediate occupancy or short-term leasing while an owner, investor, or developer completes due diligence, entitlement, rezoning, or redevelopment planning.

CoStar identifies the existing improvement as a 1,760 SF masonry retail/bar-nightclub building situated on approximately 514,008 SF of land, or roughly 11.8 acres. The property includes approximately 200 feet of Augusta Road frontage, pylon signage, and 10 surface parking spaces.

The site's long-term potential extends beyond its existing commercial use. Potential redevelopment concepts identified in the provided material include manufacturing, warehousing, distribution, Industrial Outdoor Storage (IOS), contractor yards, fleet operations, truck parking, equipment storage, and build-to-suit industrial development, subject to approvals.

Property Summary

Property Address	7146 Augusta Road, Piedmont, SC 29673
County	Greenville County
Property Type	Existing General Retail / Bar-Nightclub; Industrial Redevelopment Opportunity
Site Area	±11.8 Acres / 514,008 SF
Existing Building	1,760 SF
Construction	Masonry
Floors	1
Current Zoning	C-2 Commercial
Future Land Use	Industrial
Augusta Road Frontage	±200 Feet
Highway	U.S. Highway 25 / Augusta Road
Parking	10 Surface Spaces
Signage	Pylon Sign / Existing Signage
Utilities	Existing Utilities Available
Traffic	±21,133 VPD on Augusta Road at Sterling Grove Road, 2025
Primary Strategy	Owner-User / Investment / Industrial Redevelopment
Potential Future Uses	Manufacturing, Warehouse, Distribution, IOS, Contractor Yard, Fleet Operations, Truck Parking, Build-to-Suit Industrial

Property Summary

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Investment Highlights

- ±11.8 contiguous acres providing meaningful scale for owner-user or redevelopment strategies.
- Future Industrial Land Use designation, supporting the site's long-term industrial redevelopment thesis; current zoning is C-2 Commercial.
- ±200 feet of frontage on Augusta Road / U.S. Highway 25, offering strong visibility and direct corridor exposure.
- 21,000+ vehicles per day along Augusta Road near the property.
- Existing 1,760 SF masonry improvement provides potential interim occupancy or short-term lease income during redevelopment planning.
- Existing utilities and pylon signage enhance near-term functionality and site visibility.
- Approximately 10 minutes from Donaldson Field Airport / South Carolina Technology & Aviation Center (SCTAC).
- Convenient access to I-185 and I-85, connecting the property with Greenville, Mauldin, Simpsonville, Spartanburg, Anderson and the broader Upstate region.
- Located within Greenville's expanding advanced manufacturing, automotive, aerospace and logistics ecosystem.
- Potential uses include manufacturing, warehouse/distribution, IOS, contractor yard, fleet operations, truck parking and build-to-suit industrial development, subject to governmental approvals.

Location Highlights

- 7146 Augusta Road is strategically positioned along the U.S. Highway 25/Augusta Road corridor, providing access to Greenville County's major employment centers, industrial areas and regional transportation infrastructure.
- The property is approximately 10 minutes from Donaldson Field Airport and the South Carolina Technology & Aviation Center (SCTAC), with convenient access to Interstate 185/Southern Connector and Interstate 85. These connections provide regional access to Greenville, Mauldin, Simpsonville, Spartanburg and Anderson, as well as larger Southeast markets including Charlotte and Atlanta.
- The broader Greenville market sits along the I-85 corridor between Charlotte and Atlanta and serves as the principal commercial and population hub of Upstate South Carolina. CoStar characterizes the region as deeply integrated into national manufacturing and logistics networks, with advanced manufacturing remaining a foundational component of the regional economy.
- The supplied property overview also identifies nearby major employers and industrial operators including Isuzu North America, Syensqo Cytac Carbon Fibers, Magna Assembly, JTEKT JASC, Ashland and Bostik, along with numerous automotive, aerospace and logistics suppliers supporting industrial demand along the corridor.



Avg Daily Volume
21,133

Augusta Rd







Executive Summary

7146 Augusta Road, Piedmont, SC 29673

7146 Augusta Road represents a strategically positioned ±11.8-acre owner-user and industrial redevelopment opportunity along the Augusta Road/U.S. Highway 25 corridor in Piedmont, South Carolina. With approximately 200 feet of highway frontage, existing utilities, pylon signage and established improvements, the property provides a combination of immediate functionality and significant long-term redevelopment potential.

Although currently zoned C-2 Commercial, the property carries a Future Industrial Land Use designation, positioning it as a logical candidate for potential industrial redevelopment subject to governmental approvals. The existing 1,760 SF improvement can accommodate interim occupancy or short-term leasing, giving an owner or developer the ability to generate income while advancing due diligence, entitlement and redevelopment plans.

The site benefits from proximity to Donaldson Field Airport/SCTAC, Interstate 185, and Interstate 85 and is situated within an Upstate South Carolina economy anchored by advanced manufacturing, automotive, aerospace, and logistics activity. Potential redevelopment applications include manufacturing, warehouse/distribution, Industrial Outdoor Storage, contractor yard, fleet operations, truck parking, and build-to-suit industrial facilities.

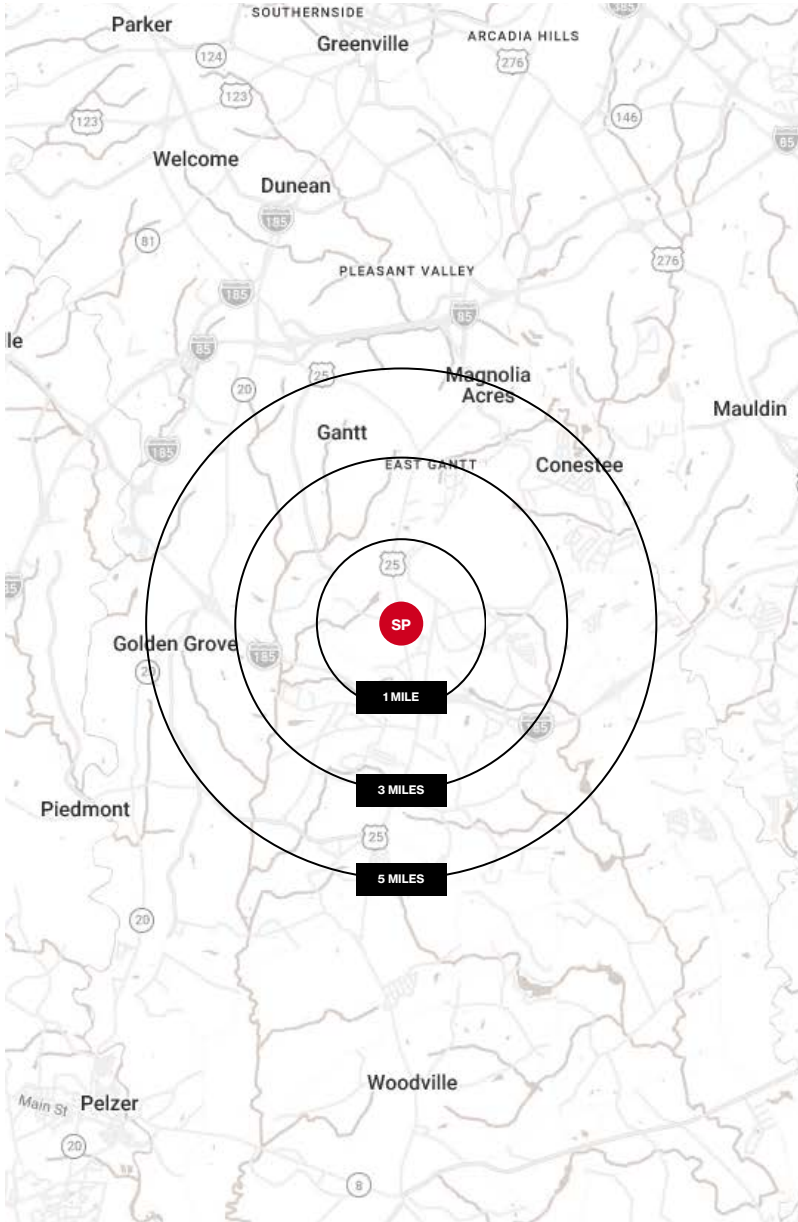
Strong surrounding demographic growth further reinforces the long-term investment thesis. The five-mile population is approximately 66,661 residents, projected to reach approximately 72,674 by 2030, while the area contains more than 20,800 employees and approximately \$1.7 billion of consumer buying power.



Demographics Summary

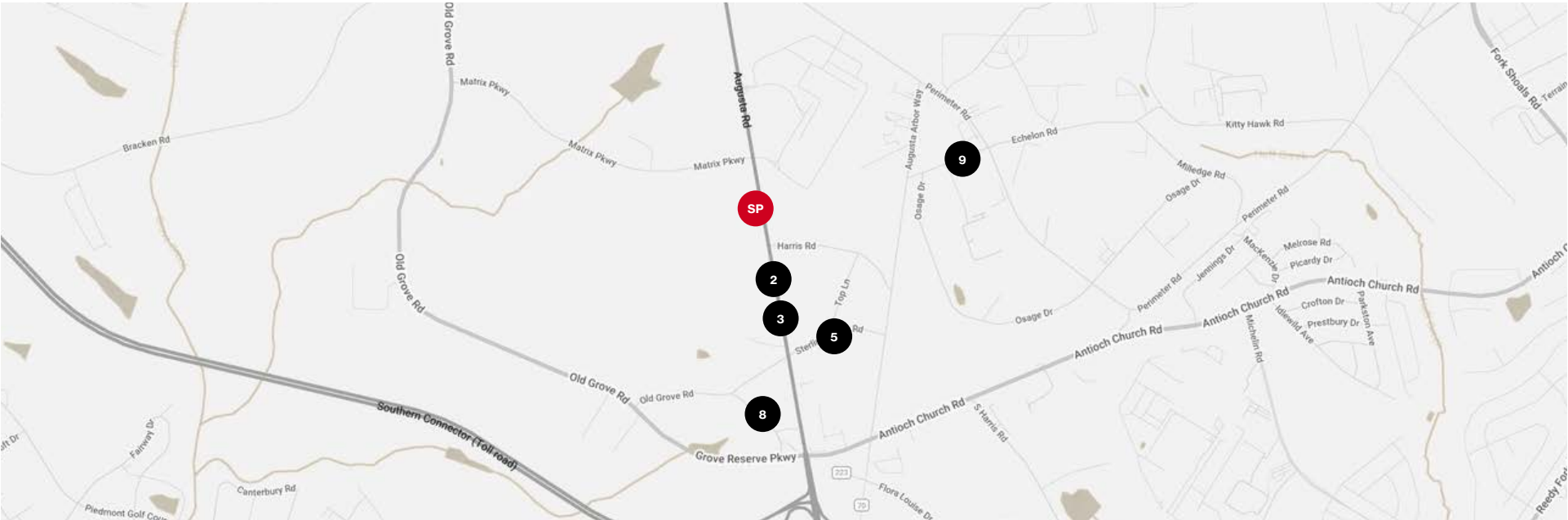
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Category	1 Mile		3 Miles		5 Miles	
Population						
2030 Population Projection	522		22,429		72,674	
2025 Population Estimate	479		20,358		66,661	
2020 Population Census	412		16,476		57,237	
Population Growth (2025–2030)	8.98%		10.17%		9.02%	
Population Growth (2020–2025)	16.26%		23.56%		16.46%	
2025 Households	179		7,513		25,693	
Household Income: <\$25,000	26	14.53%	1,033	13.75%	3,927	15.28%
Household Income: \$25,000–\$50,000	54	30.17%	1,578	21.00%	4,992	19.43%
Household Income: \$50,000–\$75,000	42	23.46%	2,132	28.38%	6,049	23.54%
Household Income: \$75,000–\$100,000	17	9.50%	864	11.50%	3,775	14.69%
Household Income: \$100,000–\$125,000	10	5.59%	586	7.80%	2,157	8.40%
Household Income: \$125,000–\$150,000	8	4.47%	469	6.24%	1,625	6.32%
Household Income: \$150,000–\$200,000	13	7.26%	485	6.46%	1,538	5.99%
Household Income: \$200,000+	9	5.03%	366	4.87%	1,630	6.34%
Average Household Income (2025)	\$76,760		\$81,072		\$84,665	
Median Household Income (2025)	\$55,588		\$63,284		\$64,342	



Traffic Count Summary

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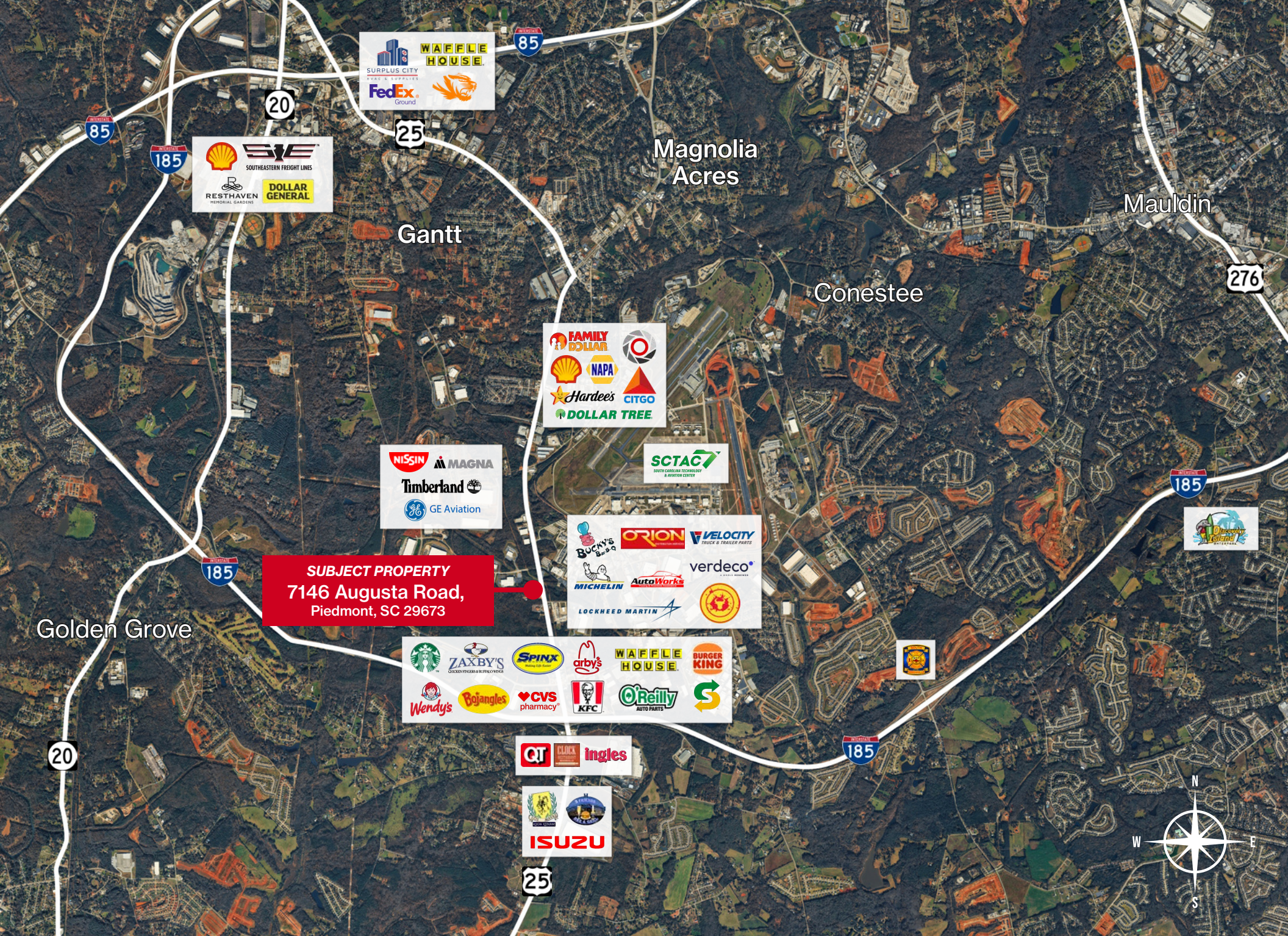


#	Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1	Augusta Rd	Sterling Grove Rd	0.16 S	2023	21,029	MPSI	0.27
2	Augusta Rd	Sterling Grove Rd	0.16 S	2024	21,072	MPSI	0.27
3	Augusta Road	Sterling Grove Rd	0.16 S	2025	21,133	MPSI	0.30
4	Sterling Grove Road	Top Ln	0.04 NE	2024	394	MPSI	0.41
5	Sterling Grove Road	Top Ln	0.04 NE	2025	392	MPSI	0.41
6	Old Grove Road	Sterling Grove Rd	0.11 NW	2025	61	MPSI	0.59
7	Old Grove Rd	Sterling Grove Rd	0.11 NW	2024	62	MPSI	0.59
8	Old Grove Rd	Sterling Grove Rd	0.11 NW	2022	66	MPSI	0.59
9	Echelon Road	Arrowhead Ct	0.05 SW	2023	1,372	MPSI	0.61
10	Echelon Road	Arrowhead Ct	0.05 SW	2025	1,376	MPSI	0.61

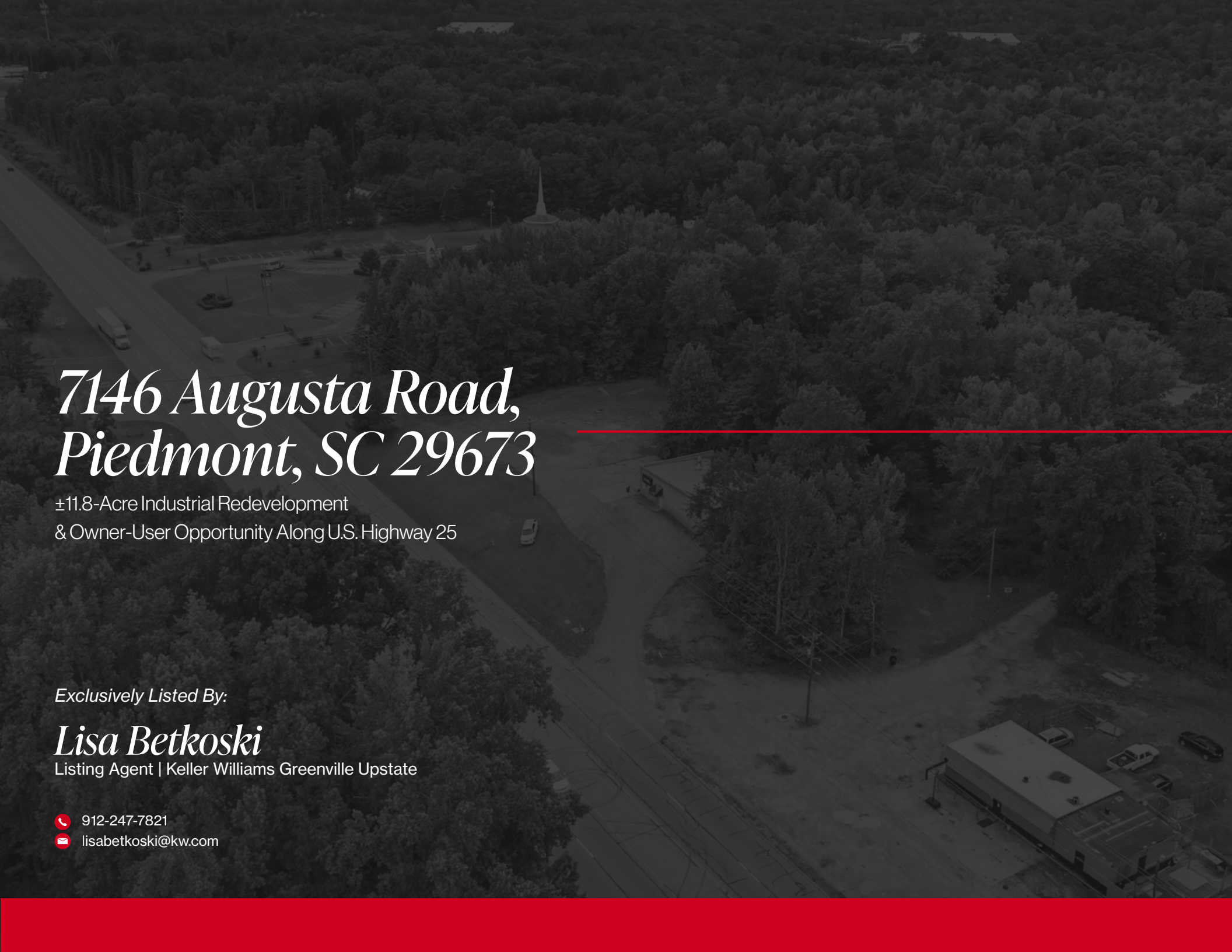


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