

POWDERSVILLE, SC

# 3529 HWY 153

1.05 ACRES AVAILABLE FOR LEASE



PROJECT  
DETAILS

AVAILABLE SPACE

1.05 Acres

TRAFFIC COUNTS

33,100 ADT on Hwy 153

PROPERTY HIGHLIGHTS

- 1.05 acre pad site directly across from planned Publix in Powdersville, SC (Greenville MSA)
- Strong visibility to Hwy 153 (33,100 ADT)
- Left over, 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

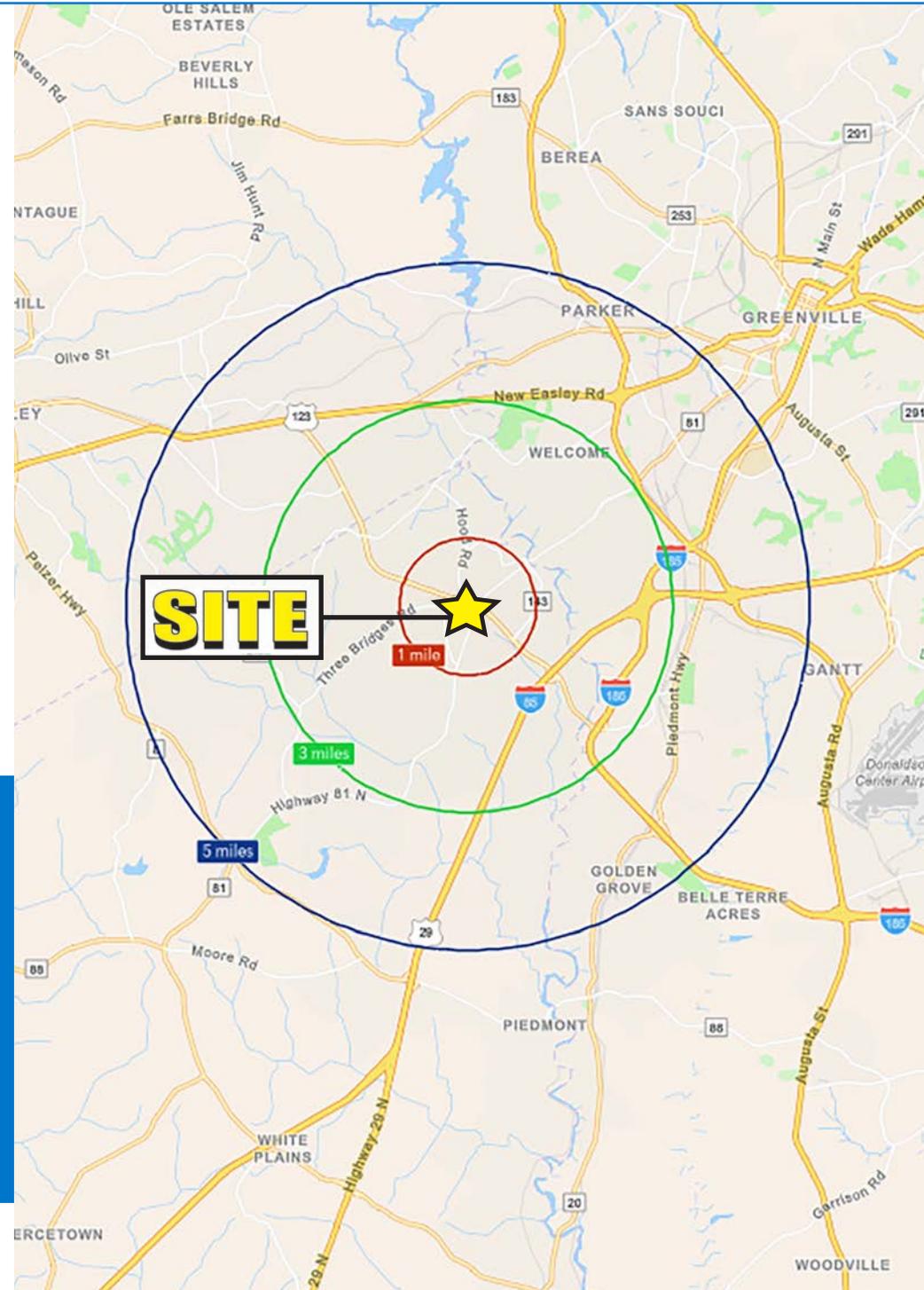
Call to discuss

COUNTY

Greenville

MARKET

Powdersville



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	1,373	9,056	27,695
TOTAL POPULATION	3,388	23,945	70,141
MEDIAN HH INCOME	\$72,869	\$71,327	\$64,729



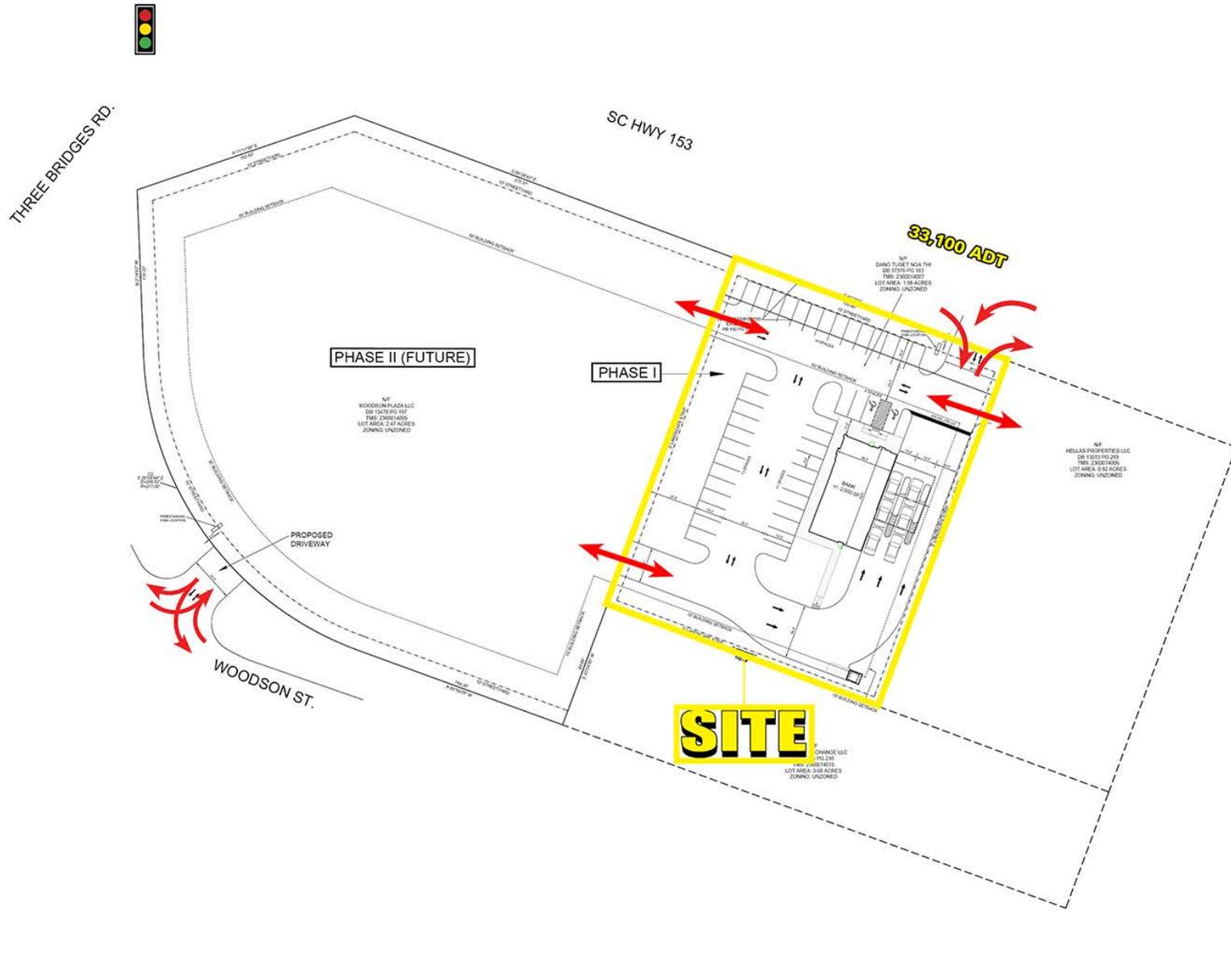
AERIAL



AERIAL



SITE PLAN





SOUTH CAROLINA

# POWDERSVILLE

Powdersville is a suburban community conveniently located at the northern tip of Anderson County in South Carolina, 8 miles Southwest of the largest city in the region, Greenville. Since it is unincorporated, its boundaries are not well defined; however, It is surrounded by Pickens County (Northwest Border) the Saluda River (Northeast border) and Interstate 85 (Southeast border). Powdersville can be accessed from Interstate 85, a six-lane highway, via exits 39 and 40. Powdersville consists of highly rated schools (Anderson County School District 1) where education is heavily endorsed. Powdersville is one of the few areas near Greenville where you can still buy a house with a large lot. Even though Powdersville is growing rapidly, it has that small town feeling where you can be connected and familiar with every corner of the area.



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