

FOR LEASE

±1,440 SF | RETAIL

7486 AUGUSTA ROAD, SUITE C, PIEDMONT, SC 29673



LISTING DATA

AVAILABLE SPACE: ±1,440 SF

BUILDING SIZE: ±6,660 SF

ZONING: C-2; GREENVILLE COUNTY

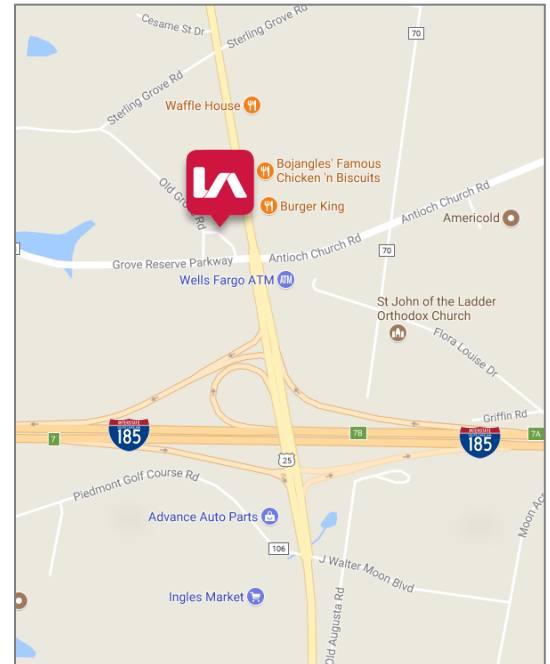
TAX MAP #: 0601010101302

FEATURES:

- Located on Augusta Road (Highway 25) near Antioch Church Road & Grove Reserve Parkway intersection
- In a fast growing area just off the Southern Connector (I-185)
- Formerly Cashwell Check Cashing Services
- Excellent location with great visibility
- Ample Parking Available (6.45 / 1000)
- Signage available to all tenants
- Other tenants include: Little Caesars Pizza, Advance America Cash Advance and Subway

ECONOMIC DATA

LEASE RATE: \$16.75 / SF (NNN)



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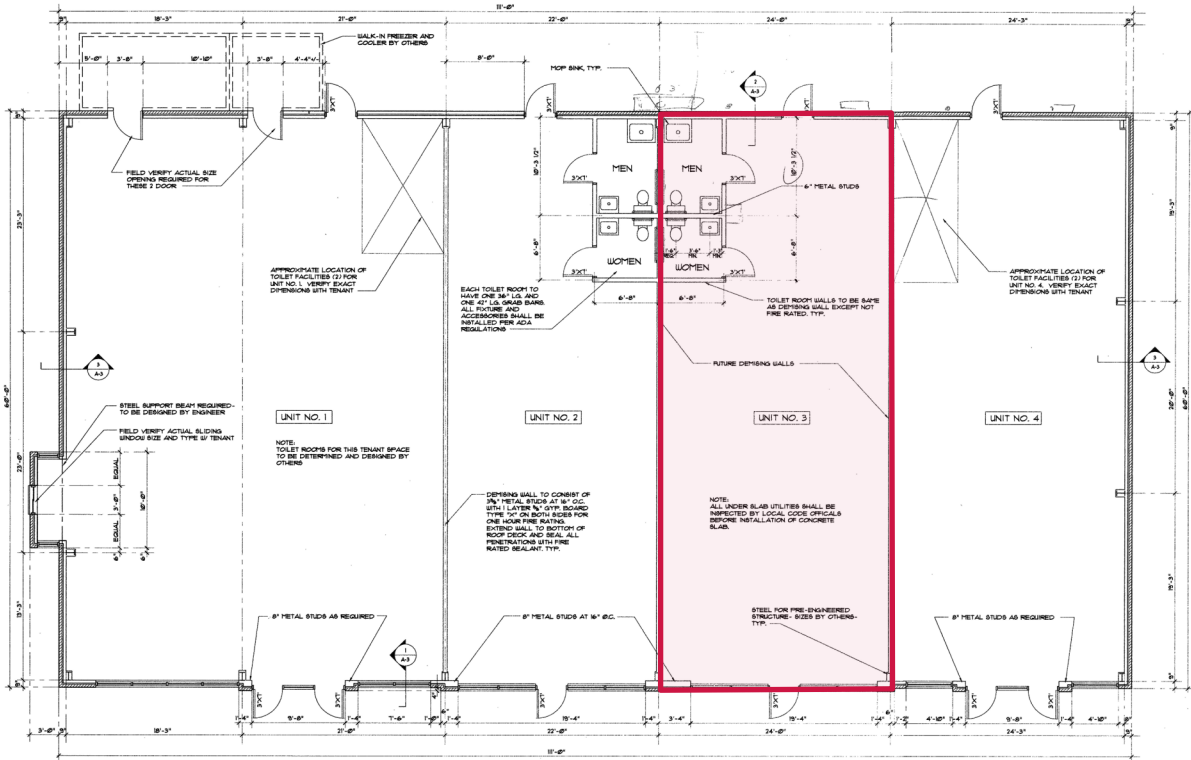
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LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES



	1 MILE	3 MILES	5 MILES
POPULATION			
2017 TOTAL POPULATION	1,133	11,281	49,196
2022 POPULATION	1,219	12,153	52,996
POP GROWTH 2017-2022	7.59%	7.73%	7.72%
AVERAGE AGE	36.50	36.90	37.10
HOUSEHOLDS			
2017 TOTAL HOUSEHOLDS	436	4,255	18,390
HH GROWTH 2017-2022	7.57%	7.85%	7.80%
MEDIAN HOUSEHOLD INC	\$55,365	\$45,057	\$44,243
AVG HOUSEHOLD SIZE	2.60	2.70	2.70
2017 AVG HH VEHICLES	2.00	2.00	2.00
HOUSING			
MEDIAN HOME VALUE	\$160,280	\$131,492	\$131,467
MEDIAN YEAR BUILT	1994	1987	1986

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