



Premier Restaurant Space at  
136 Peachoid Road

**GAFFNEY, SC 29341**

FOR LEASE

# PROPERTY SUMMARY

136 PEACHOID ROAD



## Property Summary

Lease Rate:	\$9.00 PSF
Lease Term:	Negotiable
Available SF:	5,193
Renovated:	2022
Parking:	50 Spaces
Market:	Gaffney
Signage:	Available
Service Type:	NNN
Outdoor Space:	Yes
Event Space:	Available

## Property Overview

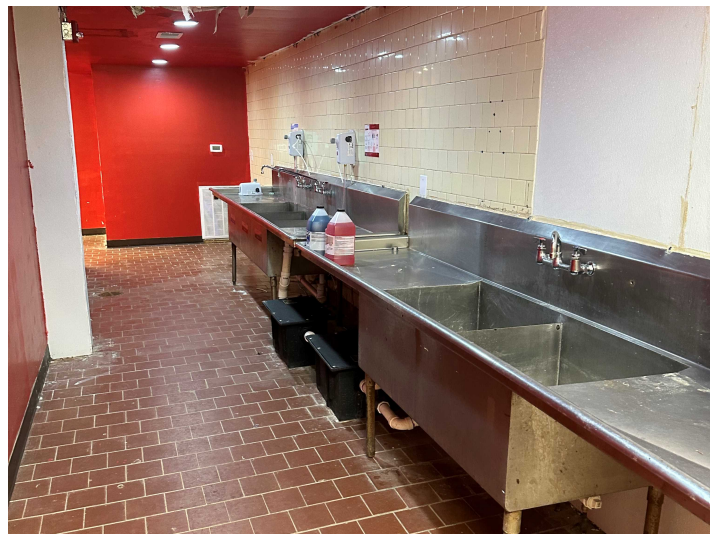
The Divine Group is proud to offer this +/-5,193 SF restaurant space in the heart of Gaffney. This turnkey restaurant space offers an exceptional opportunity for restaurant operators to establish and or expand. Space includes a large kitchen, various equipment, vibrant outdoor area and spacious dining room. The space also includes a built out bar already set in place. The property includes a +/-3,000 SF kitchen area which includes a grease trap, dish pit, grease and grill hoods. The ample prep space also makes it perfect for a full size restaurant, ghost kitchen or catering business. The restaurant area has a versatile floor plan with easily reconfigurable dining room space. The property is also equipped with a full sprinkler system. Outside you will find an entertainment/DJ booth, outdoor area, as well as an option to lease additional event space.

## Location Overview

136 Peachoid Road is located just off of Gaffney exit 92 on I-85. This Property offers an ideal location for your restaurant, combining high visibility, accessibility, a supportive community, and proximity to local attractions. This is your chance to create a culinary destination that not only serves exceptional food but also becomes a valued part of the Gaffney community. It is attached to the Econolodge Hotel with nearly 90 rooms full per day. It is also less than 5 minutes away from the highly traveled to Gaffney Tanger Outlets.

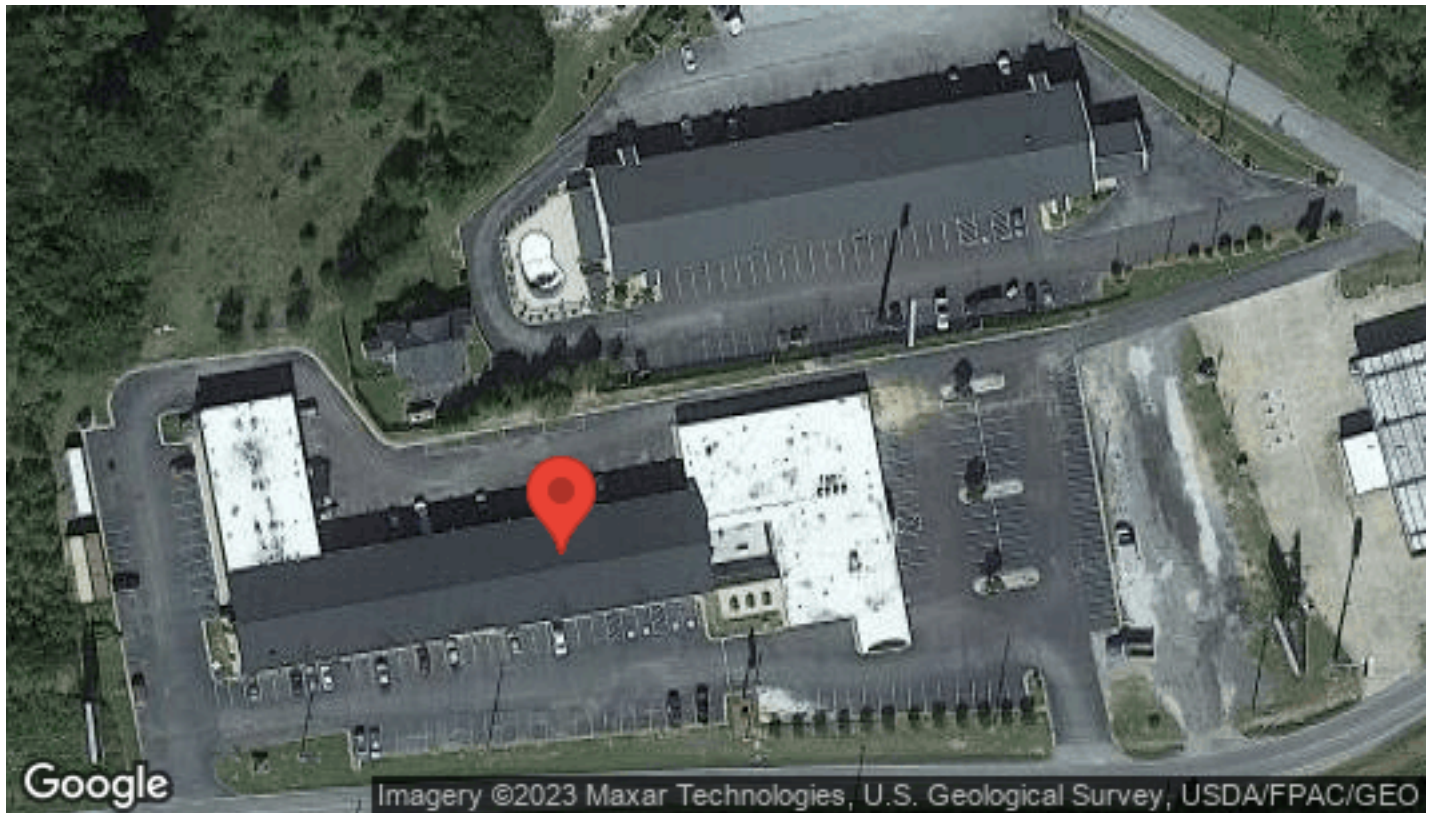
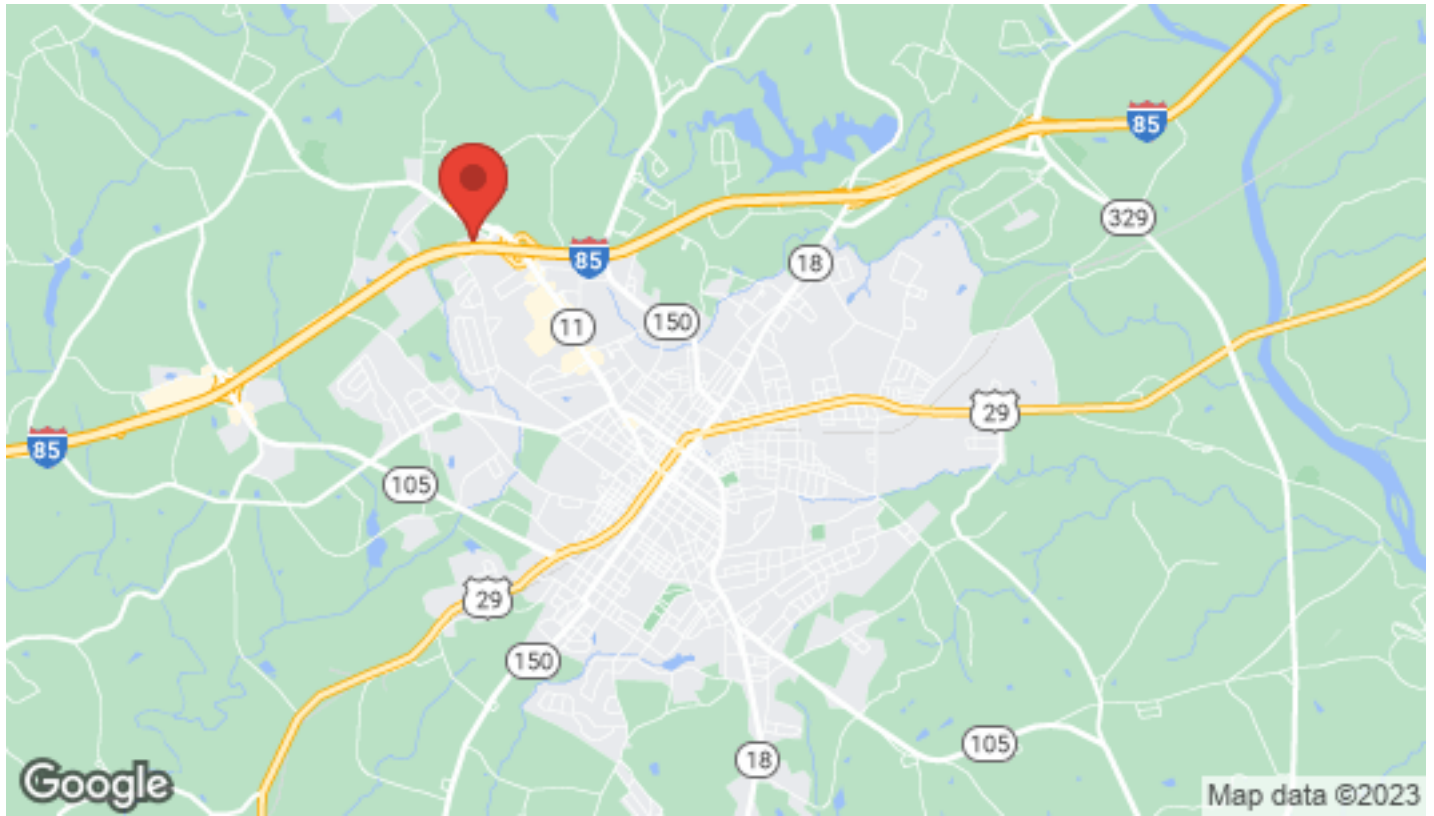
# PROPERTY PHOTOS

136 PEACHOID ROAD



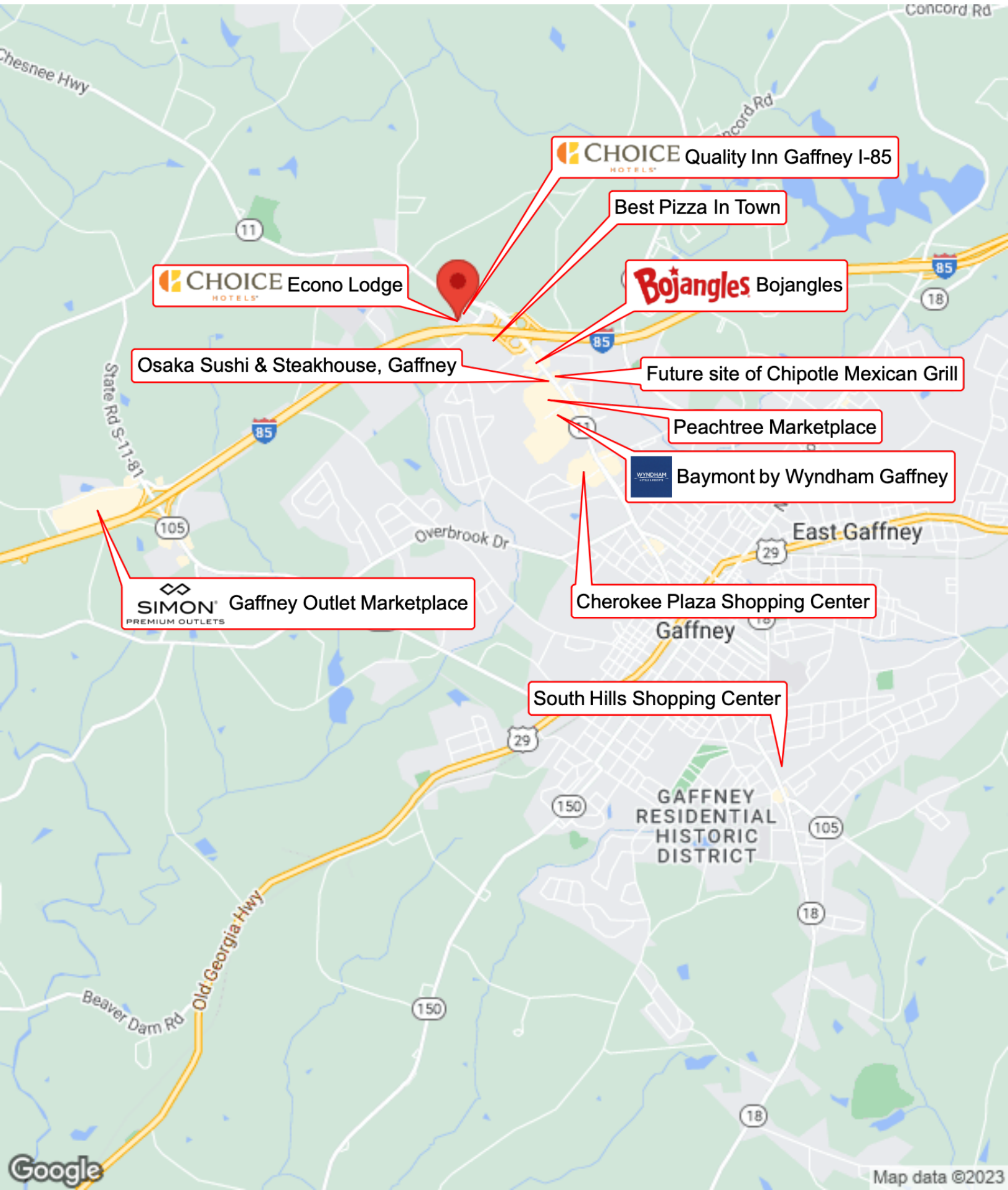
# LOCATION MAPS

136 PEACHOID ROAD



# BUSINESS MAP

136 PEACHOID ROAD



**CHOICE** Econo Lodge  
HOTELS

**CHOICE** Quality Inn Gaffney I-85  
HOTELS

Best Pizza In Town

**Bojangles** Bojangles

Osaka Sushi & Steakhouse, Gaffney

Future site of Chipotle Mexican Grill

Peachtree Marketplace

**WYNDHAM** Baymont by Wyndham Gaffney

**SIMON** Gaffney Outlet Marketplace  
PREMIUM OUTLETS

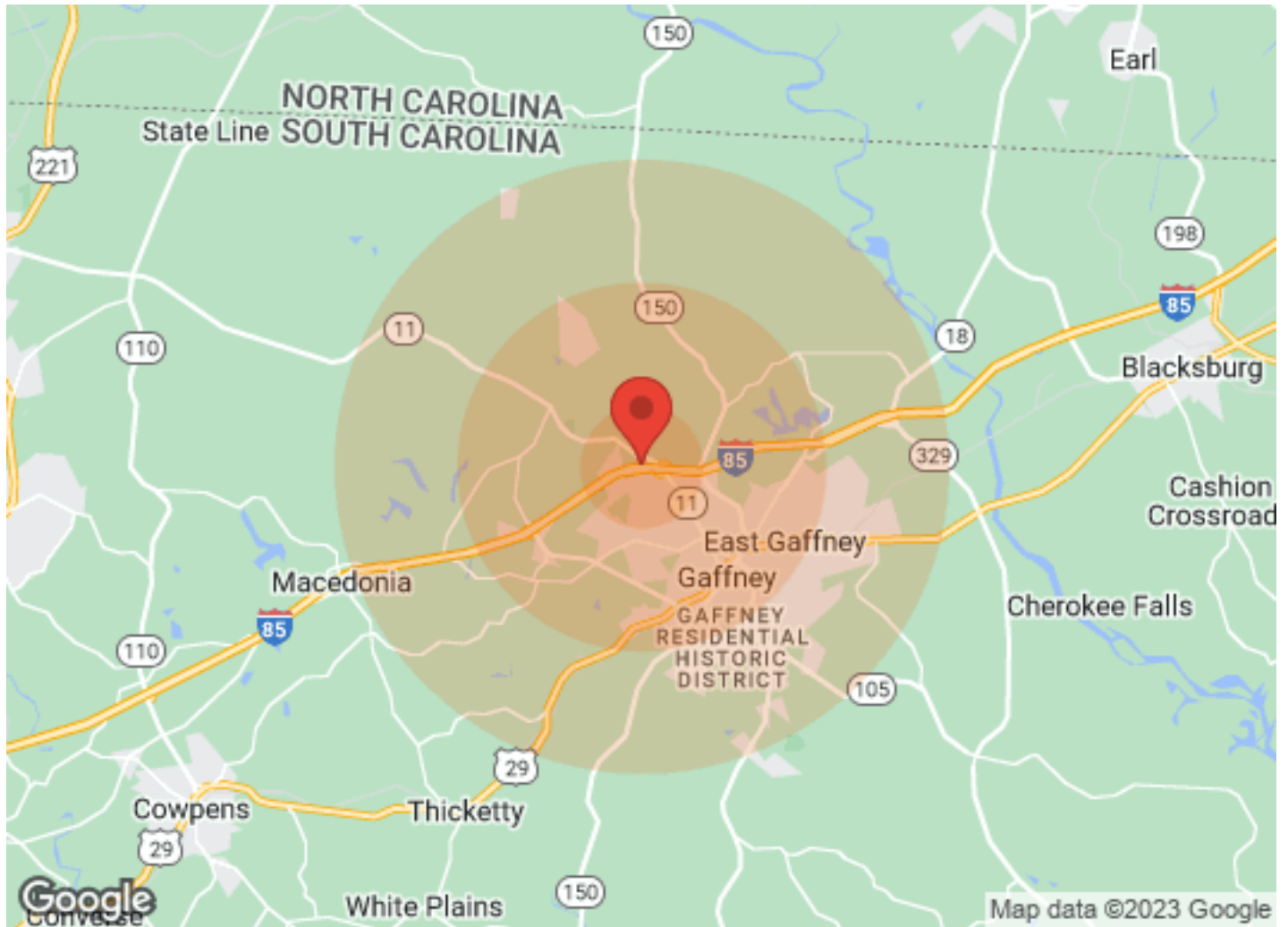
Cherokee Plaza Shopping Center

South Hills Shopping Center

GAFFNEY RESIDENTIAL HISTORIC DISTRICT

# DEMOGRAPHICS

136 PEACHOID ROAD



Population	1 Mile	3 Miles	5 Miles	Income	1 Mile	3 Miles	5 Miles
Male	627	6,779	13,101	Median	\$26,507	\$27,112	\$27,764
Female	804	7,666	14,266	< \$15,000	176	1,513	2,629
Total Population	1,431	14,445	27,367	\$15,000-\$24,999	140	931	1,530
				\$25,000-\$34,999	76	540	1,277
Age	1 Mile	3 Miles	5 Miles	\$35,000-\$49,999	138	789	1,507
Ages 0-14	271	2,926	5,582	\$50,000-\$74,999	114	1,012	2,038
Ages 15-24	153	2,027	3,908	\$75,000-\$99,999	53	503	828
Ages 25-54	578	5,683	10,872	\$100,000-\$149,999	26	394	669
Ages 55-64	142	1,694	3,233	\$150,000-\$199,999	N/A	34	126
Ages 65+	287	2,115	3,772	> \$200,000	N/A	62	89
Race	1 Mile	3 Miles	5 Miles	Housing	1 Mile	3 Miles	5 Miles
White	738	7,830	16,708	Total Units	855	7,119	12,882
Black	542	5,888	9,138	Occupied	801	6,346	11,535
Am In/AK Nat	2	5	21	Owner Occupied	279	3,415	7,097
Hawaiian	8	8	8	Renter Occupied	522	2,931	4,438
Hispanic	145	667	1,475	Vacant	54	773	1,347
Multi-Racial	258	1,220	2,756				

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**Tim McDougall**

VP of Commercial Leasing & Development

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Meet Tim, an accomplished commercial real estate professional with a proven track record of success and a true passion for real estate. As a key member of the Divine Group team, Tim is responsible for pre-leasing available spaces, assisting with property development and acquisitions, and managing properties and assets.

Tim's specialized focus is on retail, office, and mixed-use properties throughout the upstate region of South Carolina. With extensive experience in buying, selling, and leasing commercial real estate, he has honed his skills to provide unparalleled service to clients. Prior to joining Divine Group, Tim represented big-box retailers such as Dick's Sporting Goods, Golf Galaxy, Designer Shoe Warehouse, and Filene's Basement, among others.

In addition to his professional achievements, Tim is deeply committed to the Greenville community and actively coaches youth hockey at the local ice rink. When he's not working or coaching, he loves to hit the links and play golf. With his drive, dedication, and expertise, Tim is poised to excel and make a significant impact in the commercial real estate industry.