

FOR LEASE

RETAIL | SUITE B ±1,320 SF
7486 AUGUSTA ROAD, PIEDMONT, SC 29673



GREAT VISIBILITY FROM ROAD WITH 19,500 VPD (SCDOT 2020)

PROPERTY FEATURES

- Located on Augusta Road (Hwy 25) Near Antioch Church Road & Grove Reserve Parkway Intersection
- In a Fast Growing Area Just off I-185
- Ample Parking Available (6.45 / 1,000)
- Signage Available to All Tenants



PROPERTY DETAILS

BUILDING SIZE: ±6,660 SF
ZONING: C-2
COUNTY: Greenville
CITY LIMITS: No
TAX MAP: 0601010101302

LEASE RATE: \$17.00 / SF (NNN)

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MAP OVERVIEW



POPULATION	2 MILES	5 MILES	10 MILES
2021 POPULATION	3,529	53,825	302,382
2026 POPULATION PROJECTION	3,751	57,482	323,481
MEDIAN AGE	36.7	36.9	38.2

HOUSEHOLDS	2 MILES	5 MILES	10 MILES
2021 HOUSEHOLDS	1,362	20,148	119,160
ANNUAL GROWTH 2010-2021	0.7%	1.2%	1.4%
AVERAGE HH INCOME	\$62,899	\$72,314	\$86,352
MEDIAN HH INCOME	\$55,569	\$54,509	\$62,432
AVERAGE HH SIZE	2.6	2.7	2.5

COMMERCIAL REAL ESTATE SERVICES

