



Investment

\$245,000

Great location on HWY 86 Piedmont !

- Existing Convenient Store turned into a Bar/Grill
- Approximately +/- 5700sf
- Fully Leased Investment Property-2 Tenants
- Plenty of Parking
- Approximately +/-2.48 Acres of Land
- Anderson County Tax Map #2150104001000

CONTACT

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COMMERCIAL REAL ESTATE SALES, LEASING, & INVESTMENTS

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Population	1 Mile	3 Mile	5 Mile
2018 Total Population:	1,177	10,134	33,627
2023 Population:	1,230	10,610	35,324
Pop Growth 2018-2023:	4.50%	4.70%	5.05%
Average Age:	40.30	39.90	39.60
Households			
2018 Total Households:	428	3,673	12,444
HH Growth 2018-2023:	4.44%	4.68%	5.09%
Median Household Inc:	\$74,347	\$71,638	\$59,946
Avg Household Size:	2.70	2.80	2.70
2018 Avg HH Vehicles:	2.00	2.00	2.00
Housing			
Median Home Value:	\$208,823	\$196,641	\$162,405
Median Year Built:	1990	1990	1988