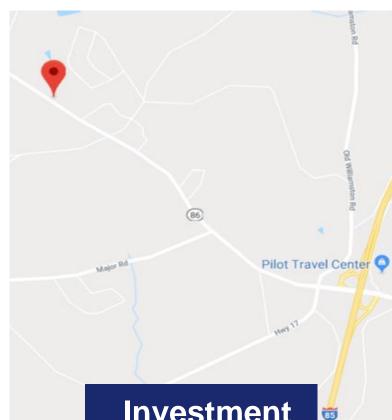
SPENCER/HINES R Ρ Е R Е S Ο

FOR SALE

2908 Hwy 86 Piedmont SC 29673





Investment

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

Jason P. Klue - 864.905.8401 jasonklue@spencerhines.com

WWW.SPENCERHINES.COM

COMMERCIAL REAL ESTATE SALES, LEASING, & INVESTMENTS 245 N. Main Street STE 201, Greenville, SC 29601 - 864.991.8077

No warranty or representation, expressed or implied, is made to the accuracy of the information contained herein, and the same is submitted subject to errors, omissions, change of price, rental or other conditions, imposed by the principles.



| \$245,000 | |
|-----------|--|
| | |

| opulation | 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 |
| ouseholds | | | |
| 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 |
| ousing | | | |
| Median Home Value: | \$208,823 | \$196,641 | \$162,405 |
| Median Year Built: | 1990 | 1990 | 1988 |