



**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES



**±1,320 SF RETAIL SPACE FOR LEASE**

## 7486 AUGUSTA ROAD, SUITE B PIEDMONT, SC 29673

**LEASE RATE:  
\$16.00 / SF (NNN)**

- Located on Augusta Road (Hwy 25) Near Antioch Church Road & Grove Reserve Parkway Intersection
- In a Fast Growing Area Just off I-185
- Signage Available to All Tenants
- Several New Residential Developments Producing 2,200 Homes (See Heat Map)



### TRAFFIC COUNT

21,000 VEHICLES PER DAY (SCDOT 2022)



### VISIBILITY

GREAT VISIBILITY FROM ROAD (HWY 25)



### NEARBY BUSINESSES

CLOSE TO RESTAURANTS, SHOPPING, AND OTHER SERVICES



### PARKING

AMPLE PARKING AVAILABLE (6.45/1,000)



### ZONING

ZONED C-2

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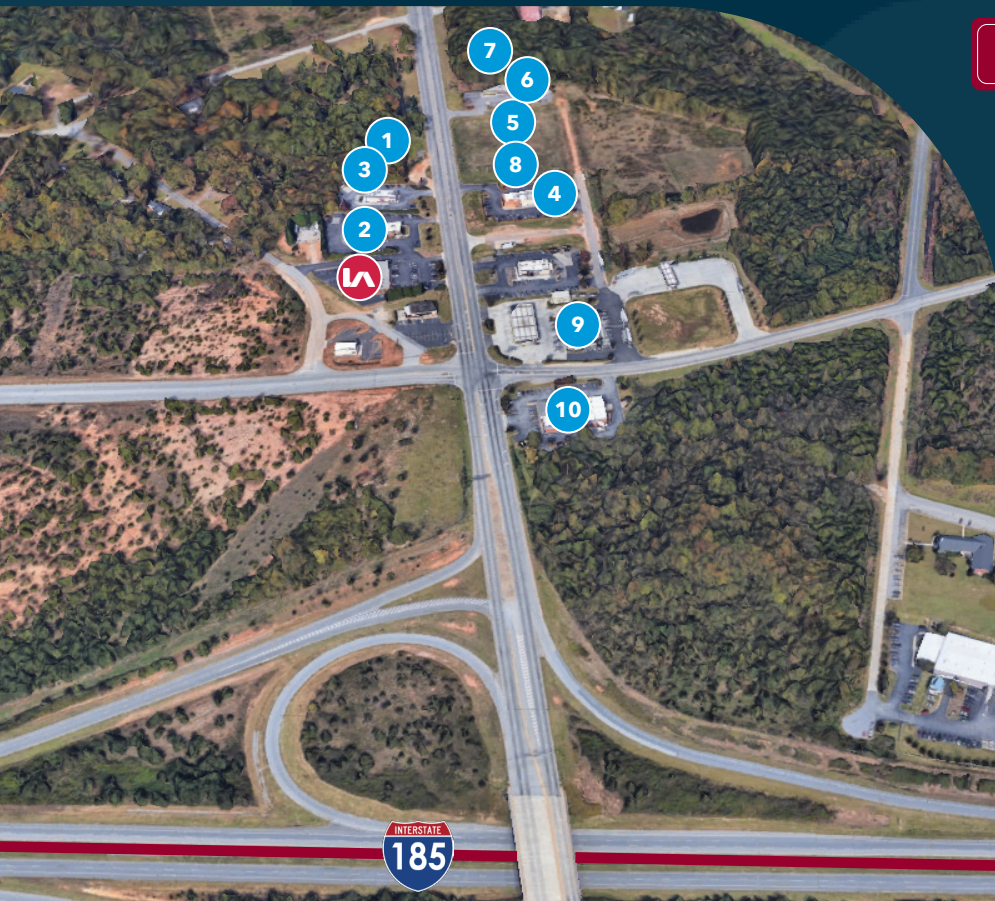
101 W. Court Street, Suite A, Greenville, SC 29601 | [LeeGreenville.com](http://LeeGreenville.com) | 864.704.1040

# PROPERTY OVERVIEW



	2 MILES	5 MILES	10 MILES
POPULATION	4,064	56,155	307,774
POPULATION PROJECTION (2027)	4,456	60,181	323,895
POPULATION ANNUAL RATE (2022-2027)	1.86%	1.39%	1.03%
MEDIAN AGE	37.8	37.9	39.2
RESIDENTS	2,002	30,024	157,907
HOUSEHOLDS	1,490	21,553	125,237
HOUSEHOLDS ANNUAL RATE (2022-2027)	1.85%	1.42%	1.10%
MEDIAN HOUSEHOLD INCOME ANNUAL RATE (2022-2027)	1.36%	4.11%	3.21%

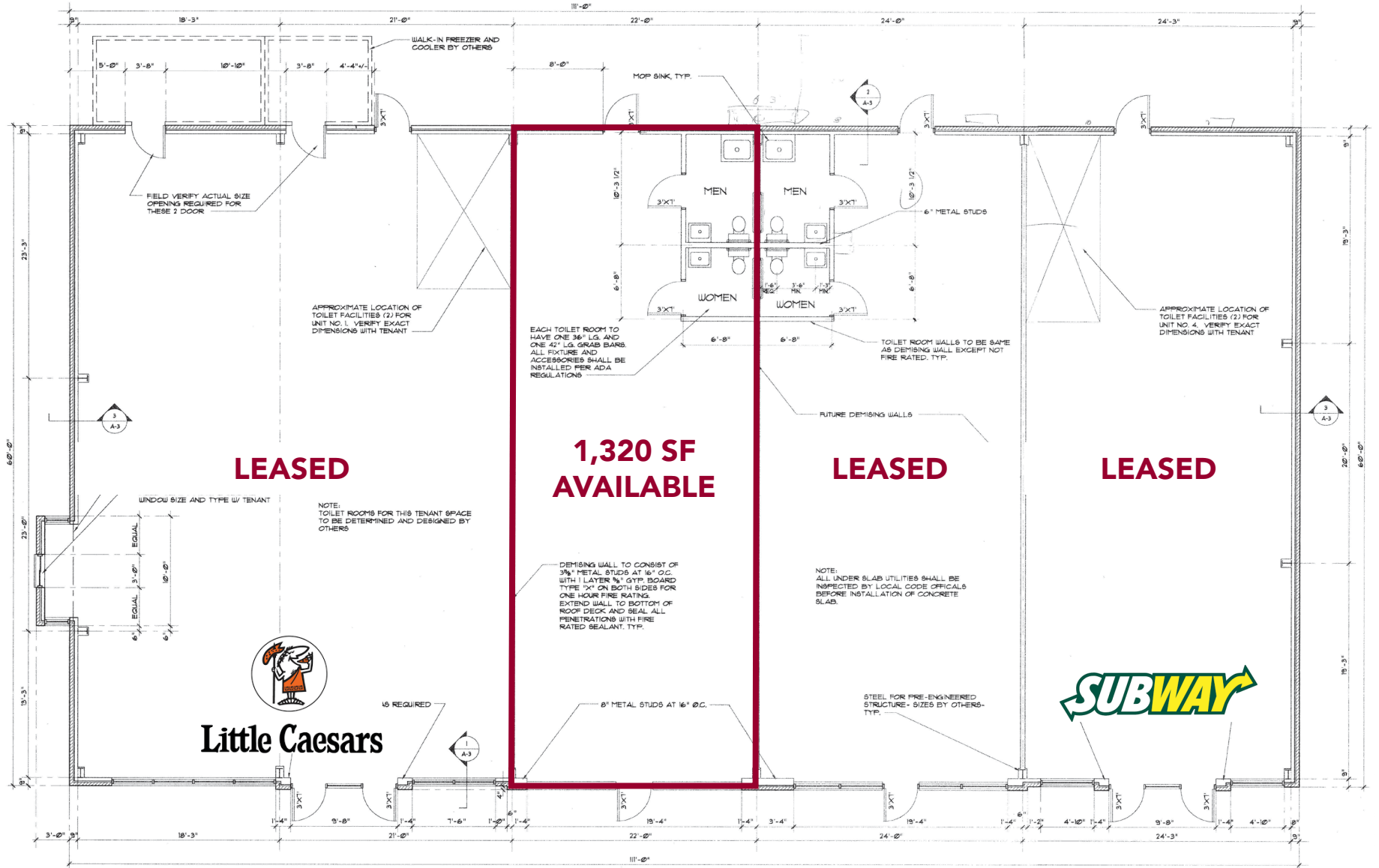
\*All demographic data is sourced from 2022 unless otherwise specified.



[Click to View Residential Heat Map](#)

- 1 New Zaxby's Development
- 2 Wendy's
- 3 KFC
- 4 Bojangles
- 5 Arby's
- 6 Waffle House
- 7 Starbucks Development
- 8 O'Reilly's Auto Parts
- 9 Spinx
- 10 CVS

# FLOORPLAN



# LEARN MORE. GIVE US A CALL.

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## WISE GUIDANCE, LOYAL TO YOU

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