C.F. SMITH
PROPERTY GROUP

OUTPARCEL | 2810 SC-153, Piedmont, SC | **Proposed Site Plan**

HIGHLIGHTS

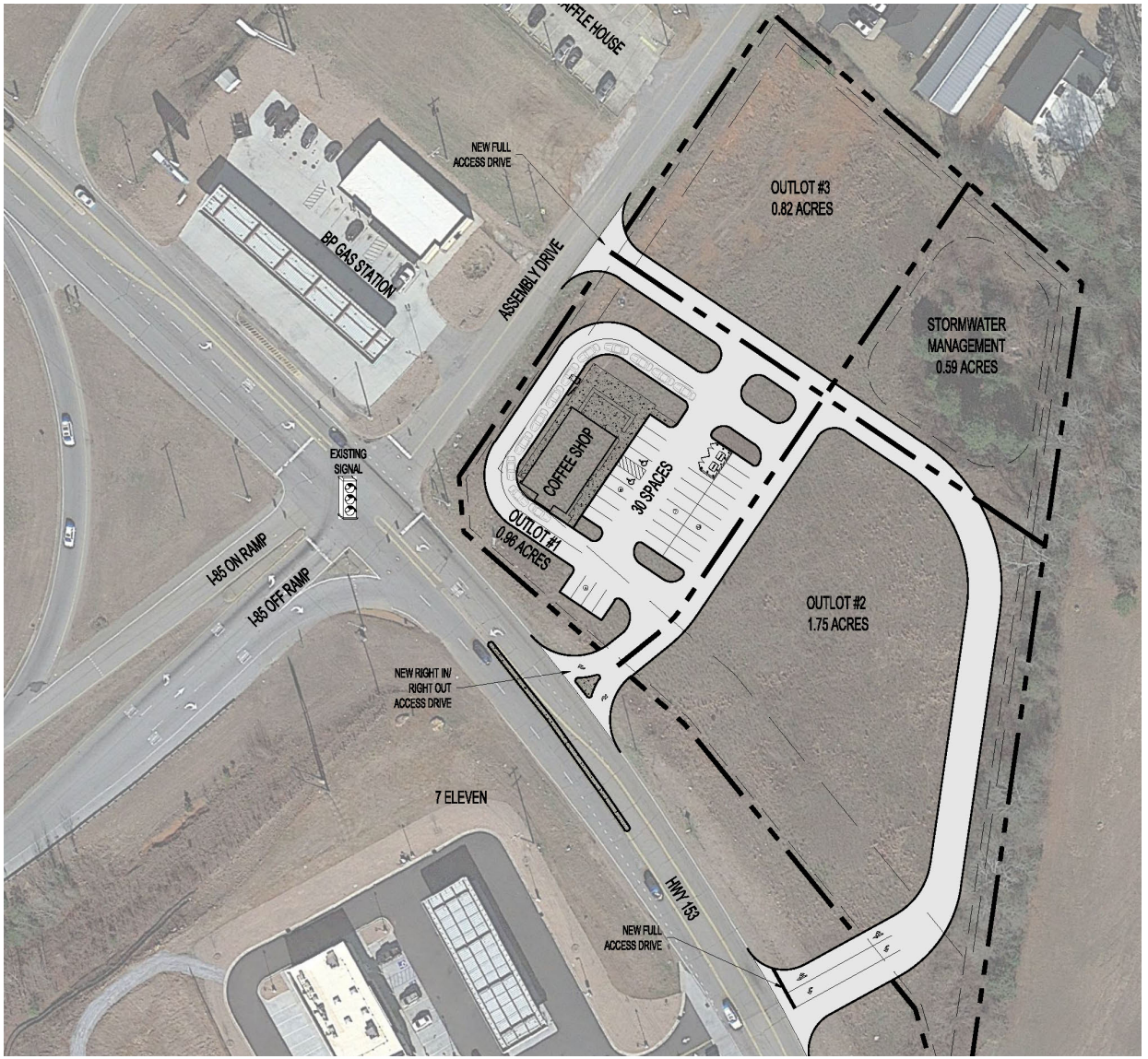
The 4.15 acres is conveniently located at the I-85/Hwy 153 interchange. Excellent visibility on the corner of a four-way intersection in the rapidly growing Greenville-Anderson Metropolitan area.

OVERVIEW

Piedmont, often called the "Foot of the Mountains" is an expanding market within the Greenville-Spartanburg MSA, the most populated area of South Carolina and is referred to as the Charlanta Megaregion being centrally located between Atlanta and Charlotte.

NEARBY AMENITIES

Burger King, Bojangles, 7-Eleven, Holiday Inn Express, Cracker Barrel, Best Western, Arby's, KFC, Advance Auto, Pizza Hut, Goodwill, and more.



Zach Von Rupp zvonrupp@cfsmithpg.com 910.719.0499

C.F. SMITH
PROPERTY GROUP

OUTPARCEL | 2810 SC-153, Piedmont, SC | **Aerial**

2022 SUMMARY	1 MILE	3 MILES	5 MILES
Population	1,464	20,796	73,385
Median Income	$67,743	$59,378	$55,091

TRAFFIC COUNTS

I-85	110,000
Hwy 153	37,400

Zach Von Rupp zvonrupp@cfsmithpg.com 910.719.0499

C.F. SMITH
PROPERTY GROUP

OUTPARCEL | 2810 SC-153, Piedmont, SC | **Aerial**

Zach Von Rupp zvonrupp@cfsmithpg.com 910.719.0499