

PIEDMONT OUTPARCEL DEVELOPMENT | 2810 SC-153, PIEDMONT, SC 29673 | **PROPOSED SITE PLAN**

## HIGHLIGHTS

Outlot 2 (1.1 acres) and Outlot 3 (1.51 acres) are available for sale or lease. Situated right off of I-85, these prime commercial outlots offer an exceptional opportunity for businesses seeking high visibility and accessibility. With I-85 boasting a daily traffic count of 110,000 vehicles and nearby Hwy 153 seeing 37,500 vehicles per day, your venture will thrive with exposure to a constant stream of potential customers. Call for pricing.

## OVERVIEW

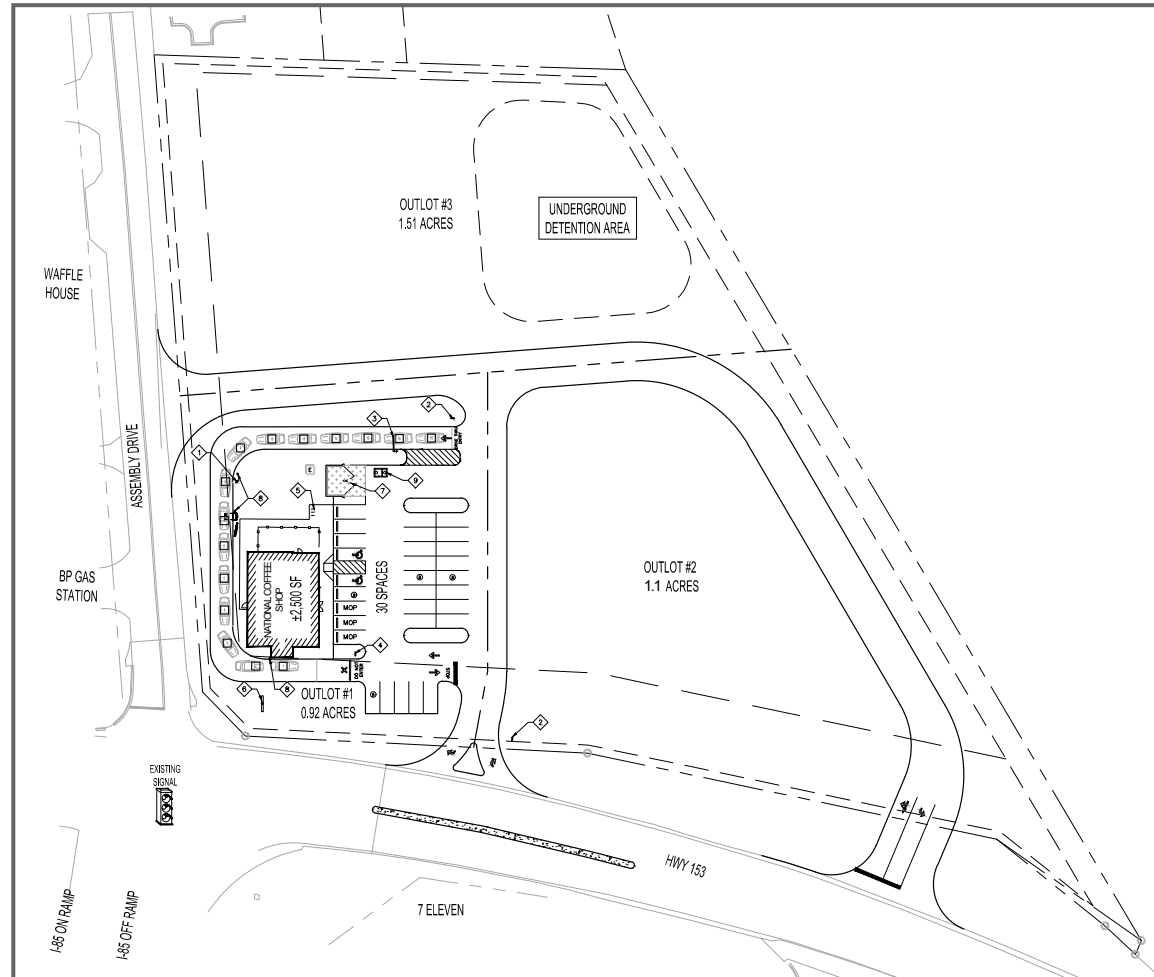
Piedmont, SC, combines a thriving economy with a wealth of recreational opportunities. With a growing industrial sector and a range of outdoor activities, from hiking at Paris Mountain State Park to enjoying local festivals, it offers a balanced lifestyle for both work and leisure.

## DEMOGRAPHICS 3 MILE 5 MILE 10 MILE

Population	20,739	75,039	316,670
Average Income	\$85,495	\$85,074	\$90,64

## TRAFFIC COUNTS VEHICLES PER DAY

I-85	110,000
Hwy 153	37,500











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