

Piedmont Commercial Land



3013 SC-153, PIEDMONT, SC 29673

Land	FOR	SIZE	PRICE
	Ground Lease	±2.69 AC	Call for Pricing



Overview

±2.69 AC available for Ground Lease, with ±176 feet of frontage and direct access via Hwy 153

Located ±0.25 miles from I-85 (Exit 40) and ±1.35 miles from Hwy I-185

Surrounded by a variety of national retailers including Walmart, Chick-fil-A, McDonalds, CVS, Walgreens, and Aldi

Less than a 15-minute drive from Downtown Greenville

Unzoned property allowing for a variety of uses including retail, medical, drive thru and fuel

PID: 2370005053

±2.69 Acres Commercial Land Available for Ground Lease



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Property Overview

Demographics

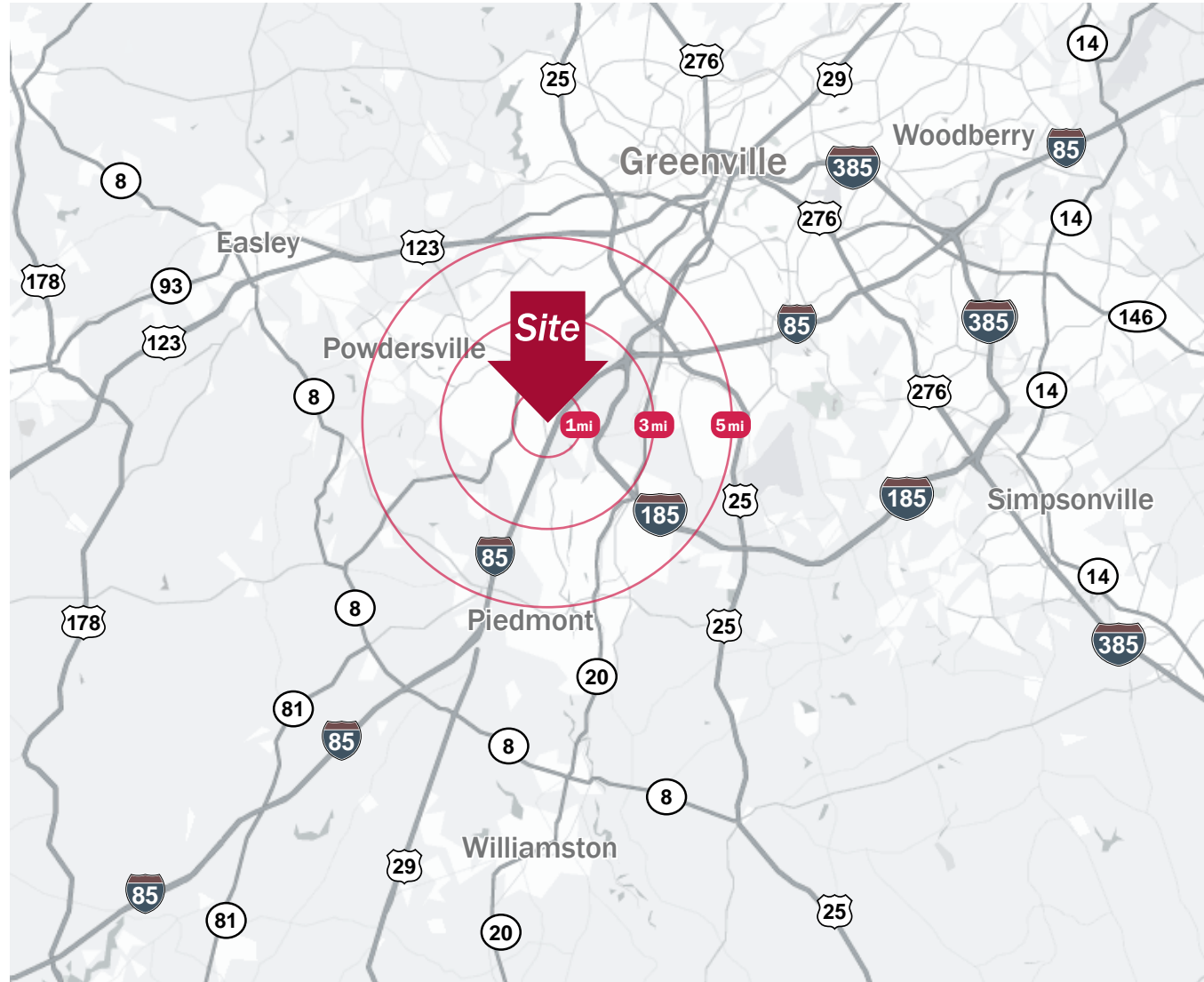
Source: Esri® 2025

	1 mile	3 mile	5 mile
Population	2,614	20,515	73,852
Growth Rate	0.74%	1.20%	0.99%
Avg. HH Income	\$97,579	\$95,861	\$94,965

Traffic Count

Source: Esri® 2025

	AADT
Hwy 153	11,500 (2025)



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Site Aerial & Topography



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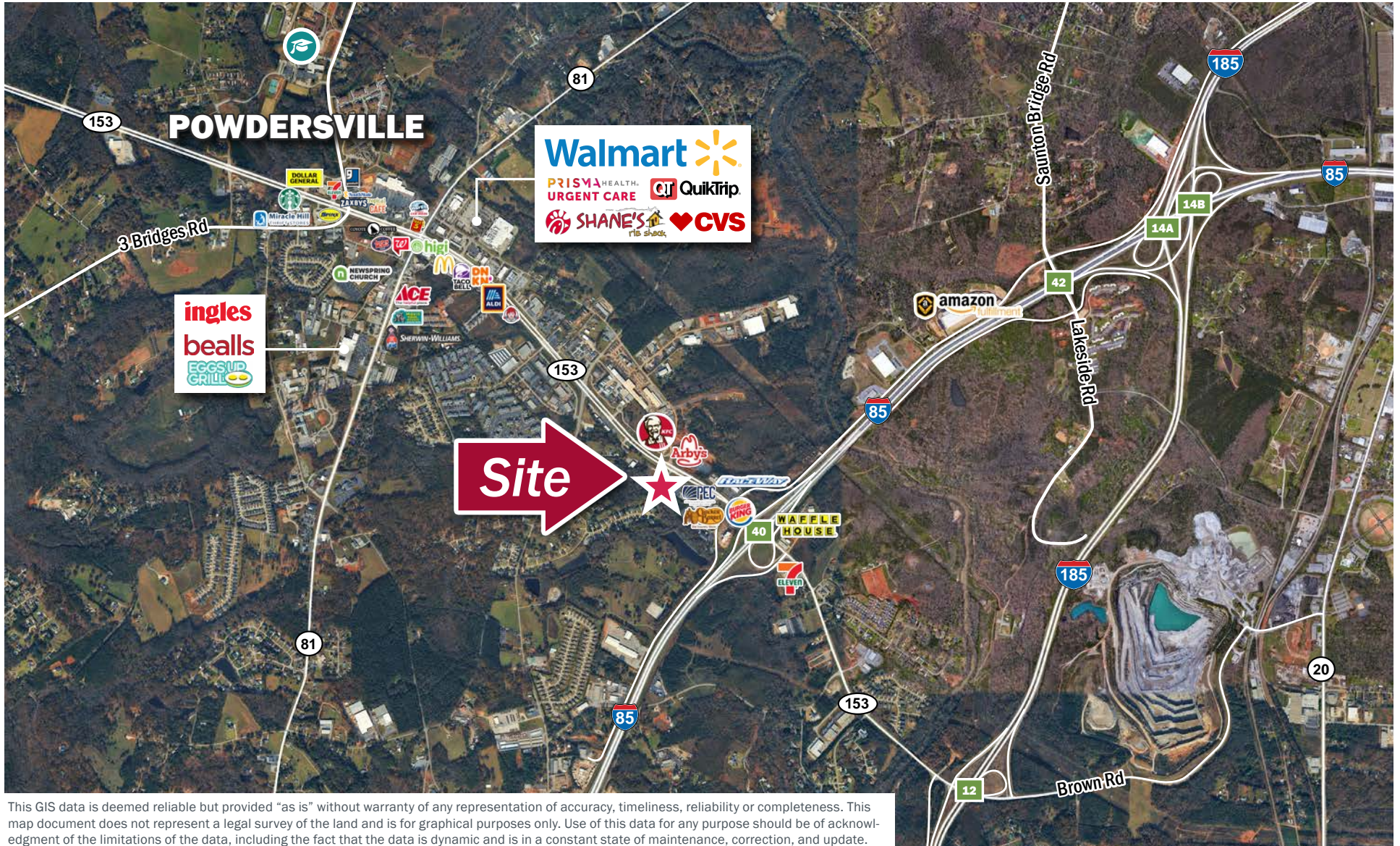
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Market Aerial



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Working Together

Medical | Industrial | Retail | Land | Investment | Office

contact

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