



Land for Sale: 2.2+ acres

Corner of Augusta Road and Sterling Grove Road | Piedmont, SC 29605



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Augusta Rd. & Sterling Grove Rd.

Property Overview

PROPERTY FEATURES

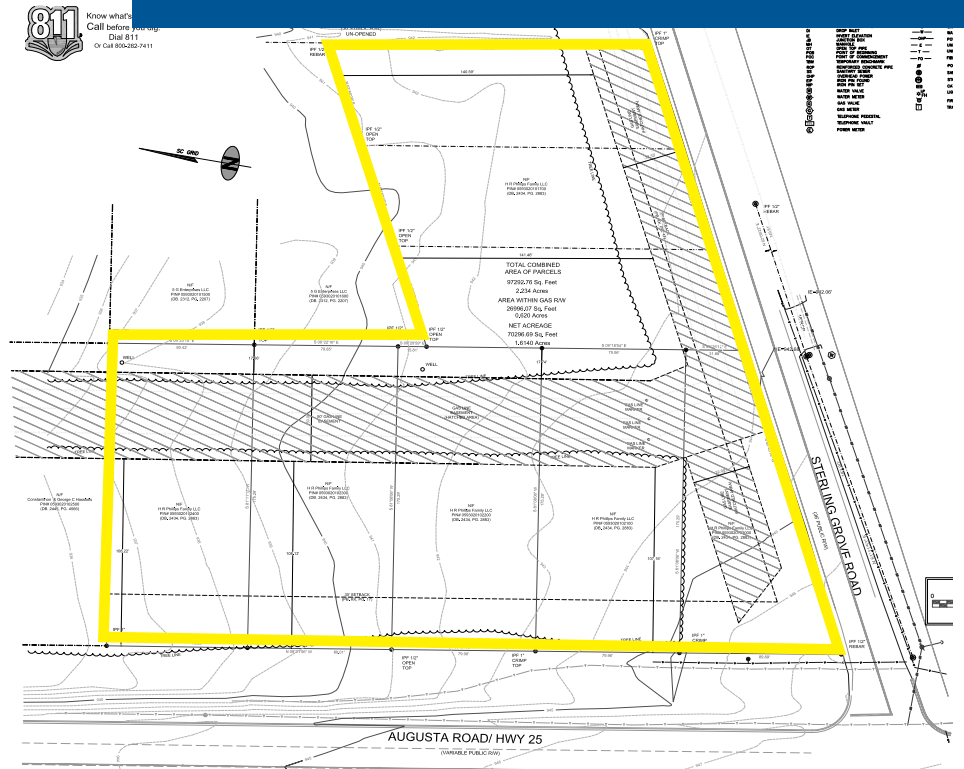
- +/- 2.234 acres for Sale
- Zoned C-2 (Commercial); Greenville County
- The property benefits from robust visibility, strong regional access, and surrounding commercial growth
- Corner parcel across from new Taco Bell and Starbucks
- All utilities available
- Excellent QSR opportunity
- Nearby restaurants/retailers include Starbucks, Zaxby's, Burger King, Wendy's, Taco Bell, Publix, CVS Pharmacy and more.

DEMOGRAPHICS

| | 3 mile | 5 miles | 10 miles |
|----------------|----------|----------|-----------|
| Population | 17,551 | 64,045 | 337,548 |
| Avg. HH Income | \$88,338 | \$90,356 | \$112,325 |
| Households | 6,570 | 24,927 | 138,801 |

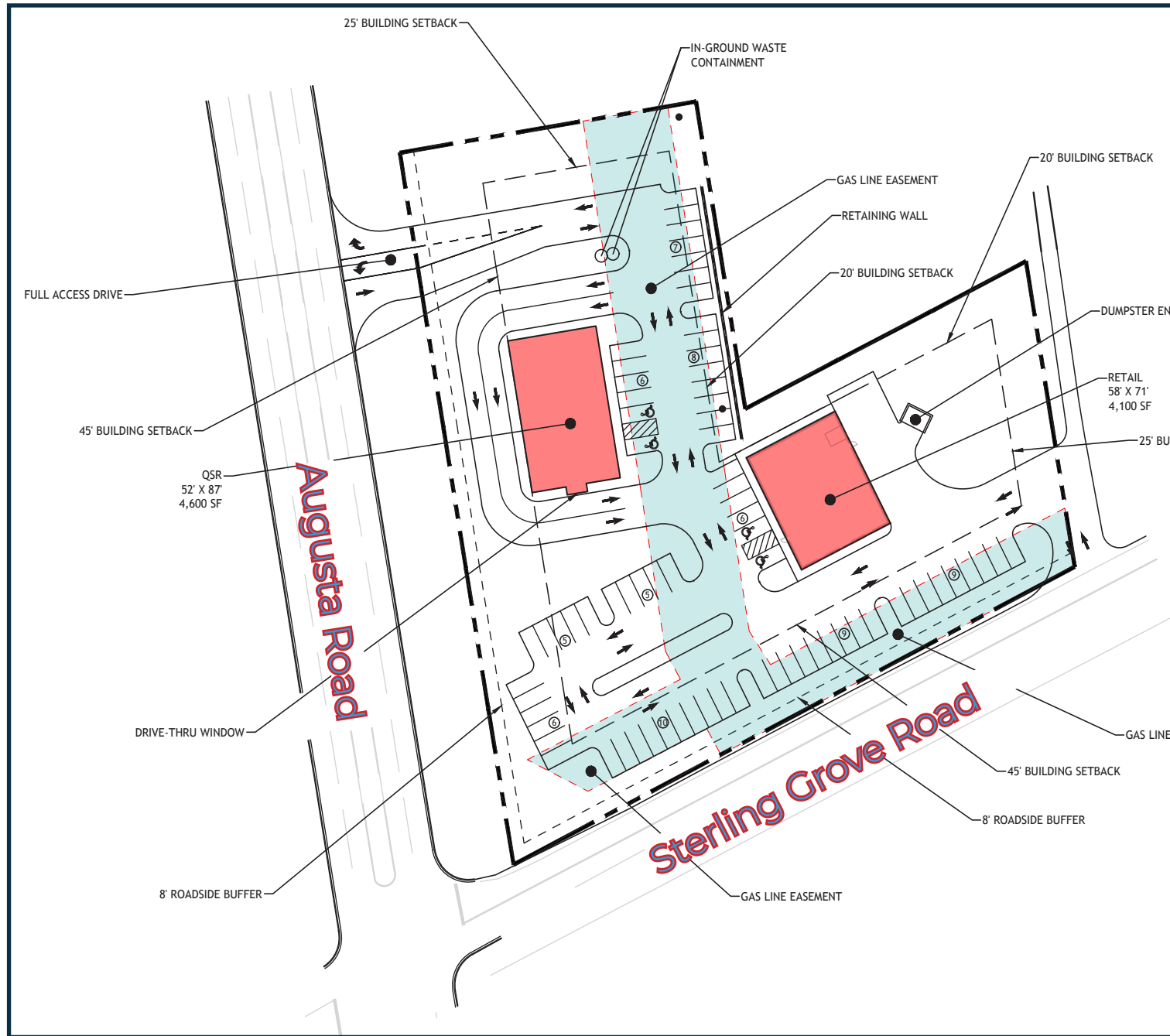
TRAFFIC COUNTS

| | |
|--------------|------------|
| Augusta Road | 25,400 VPD |
|--------------|------------|



Augusta Rd. & Sterling Grove Rd.

Site Plan



Augusta Rd & Sterling Grove Rd. Aerial

