

#### FOR SALE - Mixed Use Opportunity

Hwys. 25 & 86 | Piedmont, SC 29673



### **PROPERTY DETAILS**

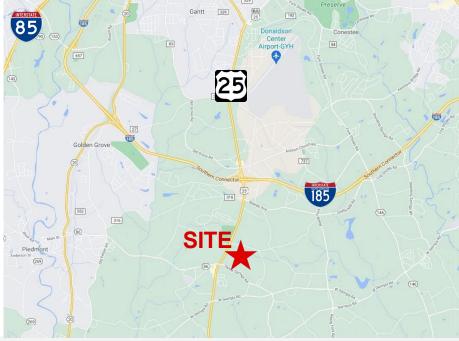
- Size +/-12.5 AC; can be subdivided
- Utilities Gas, Water, Electric, Septic
- Zoned FRD (Flexible Review District)
- Traffic Counts: 3,600 VPD - Hwy. 86/Sandy Springs Road 18,100 VPD - Hwy. 25
- Demographics:

	Population
3 miles	9,212
5 miles	32,744
*2020	

Avg. HH Income \$72,419 \$70,857

Price - \$1,400,000







**Michael Spiers** 864-679-3634 Office Direct 864-360-1417 Cell mspiers@windsoraughtry.com

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## **POTENTIAL SITE PLAN**



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