



FOR SALE OR LEASE

±3,520-SF Restaurant with Convenient Access Off I-85

3100 SC-153 | Piedmont, SC

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Lease Rate
Call for Pricing

Asking Price
\$1,750,000



Property Details

For Sale or Lease | 3100 SC-153

This ±3,520 square foot freestanding restaurant building is in Powdersville, South Carolina just off the highly trafficked I-85 corridor. The unzoned property sits along SC-153 with excellent frontage and visibility, strong daily traffic counts and direct access points that allow convenient ingress and egress. Surrounded by national retailers, dense residential growth and established neighborhoods, the site benefits from a strong customer base and daytime population.

The building features a functional layout for quick service or fast casual dining with existing restaurant infrastructure including hood, grease trap and drive through potential. Ample on site parking supports peak demand and efficient customer flow while a dedicated rear service area accommodates deliveries. Ideal for restaurant or retail users seeking a high exposure location with immediate interstate connectivity and established trade area.

Highlights

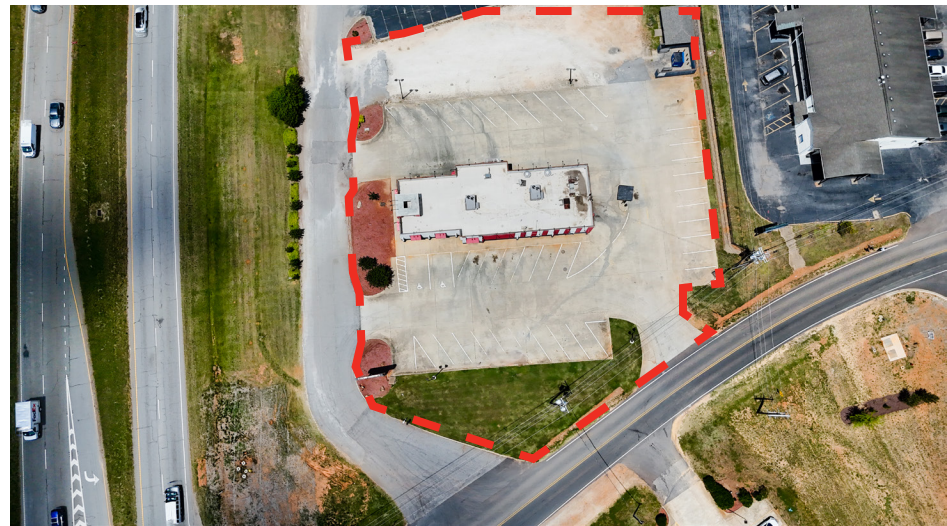
- ±3,520-SF
- ±1.23 acres
- 36 parking spaces
- Unzoned
- Multiple points of access
- Well maintained building
- High barrier to entry market

Asking Price

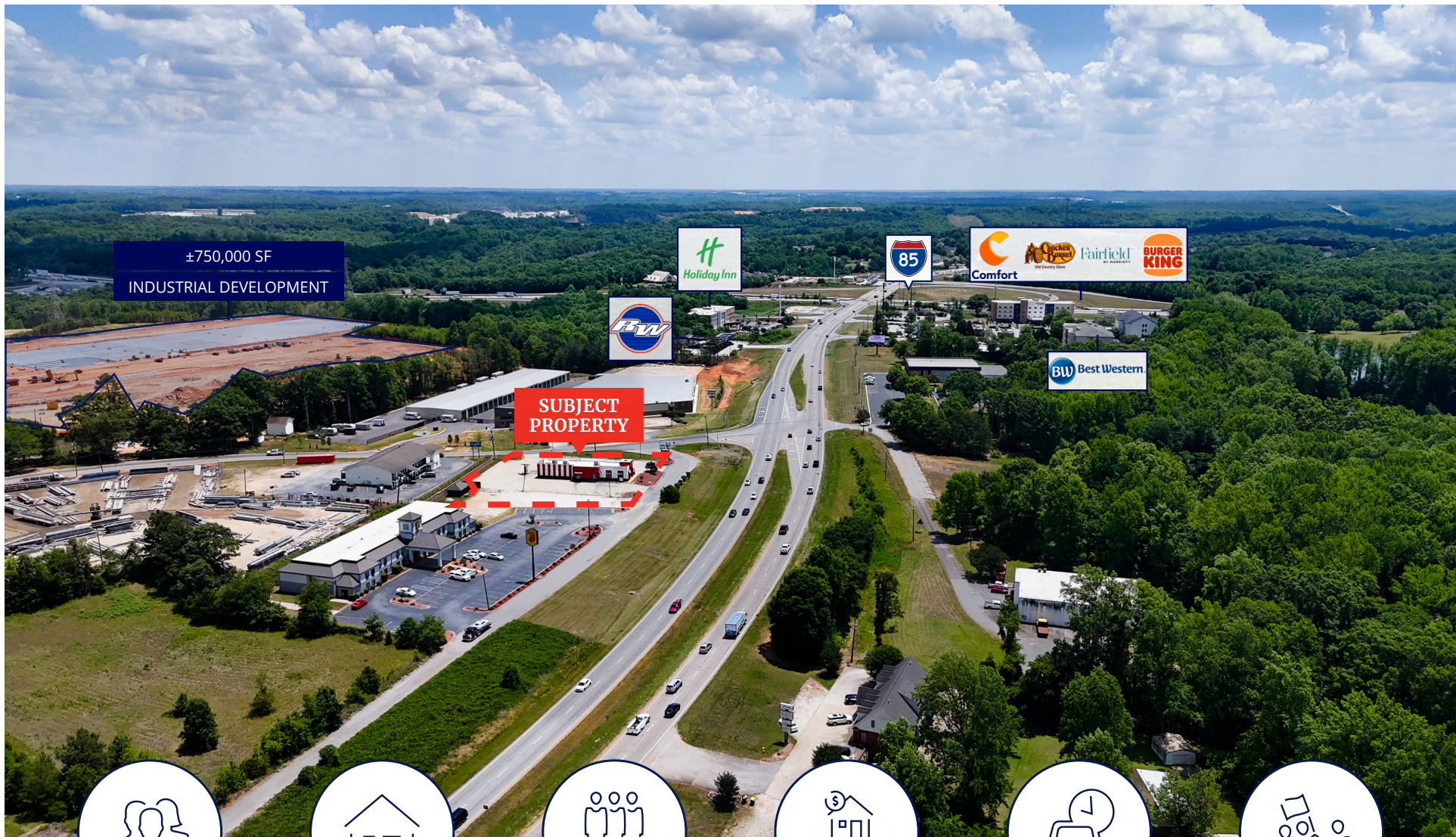
\$1,750,000

Lease Rate

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Surrounding A



20,092
Total Population
within 3 miles



7,583
Total Households
within 3 miles



38.2
Median Age
within 3 miles



\$96,864
Avg HH Income
within 3 miles

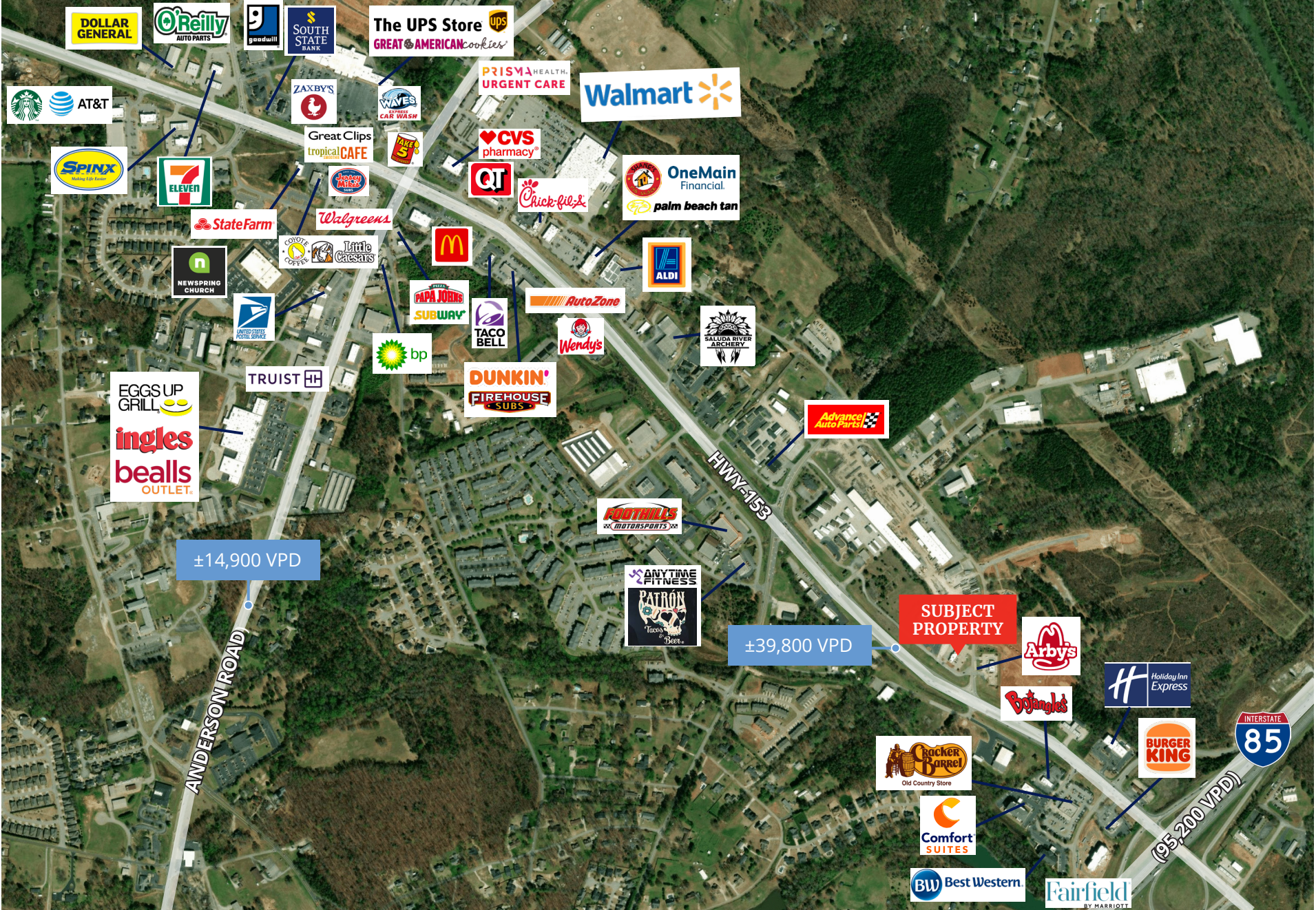


22 Min
Median Commute
within 3 miles



95.4%
Employed Labor Force
within 3 miles

Property Location



Retail Team



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Lead Brokers for Property

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