

# FOR LEASE

Piedmont Commons | 46 Walnut Ln. Ste. A | Travelers Rest, SC 29690

FOR Lease:  
Retail/Office Space

## EXECUTIVE SUMMARY:

### Space for Lease Summary:

|                           |                         |
|---------------------------|-------------------------|
| Space Available Size:     | 2,538 SF                |
| Space Type:               | Retail/Office           |
| Asking Lease Rate:        | \$16.00 PSF             |
| Lease Type:               | NNN                     |
| Available Date:           | 1/1/2021                |
| Position in Strip Center: | End Cap                 |
| Current Use:              | Physical Therapy Office |

### Center Highlights:

- ❖ Excellent frontage on Route 25 with sign visibility from the road
- ❖ Strong Existing Tenant Base: Subway, H&R Block, Metro PCS, Pizza Hut
- ❖ Adjacent to Gateway Village with BILO as an anchor tenant

### Location Highlights:

- ❖ Popular shopping area of rapidly growing area near Greenville, SC
- ❖ Population within 3 Miles: 15,747 – expected to grow 6% next 5 years
- ❖ VPD: 23,464 (2020 MPSI Estimate)



Graham Mullikin  
(864)-704-4490  
[graham@stoneandcompany.net](mailto:graham@stoneandcompany.net)  
1100A Rutherford Rd.  
Greenville, SC 29609

  
**STONE & COMPANY**  
— Real Estate —