

# FOR LEASE

Piedmont Commons | 146 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:	\$14.50 PSF
Lease Type:	NNN
Available Date:	Available Now
Position in Center:	End Cap
Former Use:	Physical Therapy

### 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)



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