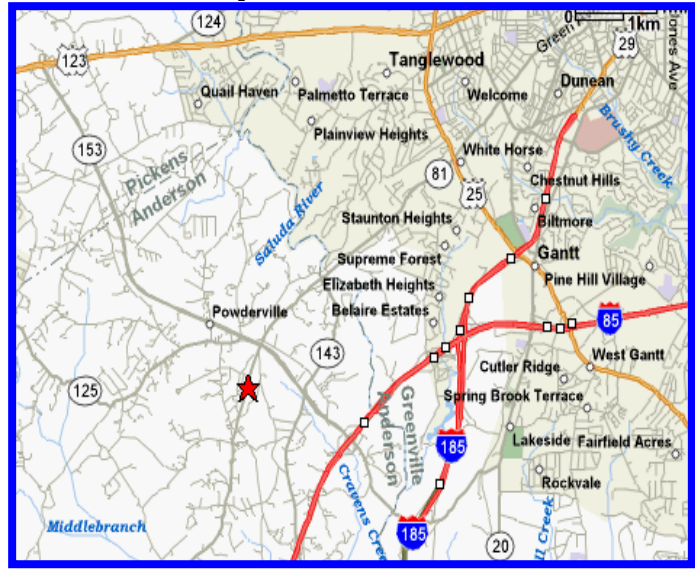
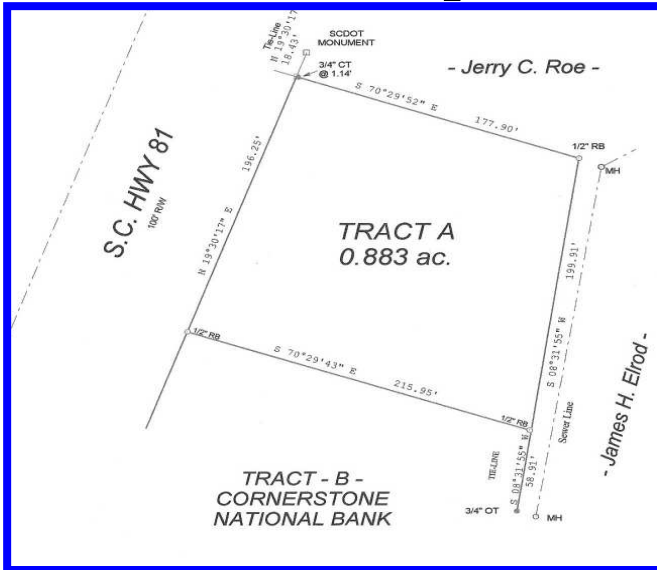


FOR SALE

.88 Acre Commercial Lot in Powdersville Hwy 81 – Piedmont, SC



\$460,000

- Great Location on Hwy 81 beside Cornerstone Bank , near New Ace Hardware
- Recently filled and compacted
- Limited building sites available in active and growing commercial area
- All utilities available – Sewer on site
- No zoning, no use restrictions
- Build-to-Suit available
- 2007 Traffic count –
 - 9,500 VPD Hwy 81
 - 26,600 VPD Hwy 153

2006 Demographics Summary

	<u>1 mi</u>	<u>3 mi</u>	<u>5 mi</u>
Total Population	1,337	15,211	53,536
Median Income	62,221	45,865	40,965

CHUCK YEAGER
REAL ESTATE
www.cyrealestate.com

Chuck Yeager - Broker in Charge

223B Siloam Road • Easley, SC 29642

Office: (864) 295-1313

Fax: (864) 295-1316

Mobile: (864) 901-4242

chuckyeager@bellsouth.net