



Antioch Church Rd



**+/- 5.5
ACRES**

Augusta Arbor Way

FOR LEASE OR BUILD-TO-SUIT

540 AUGUSTA ARBOR WAY LAND

Piedmont, South Carolina

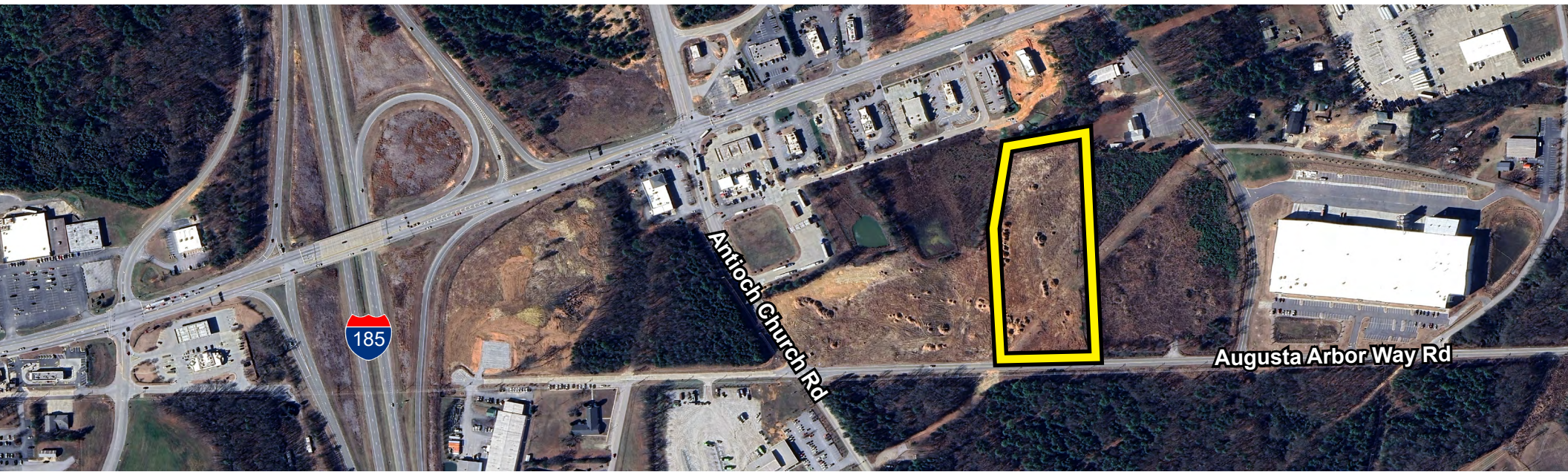
5.5 ACRE LAND (LAYDOWN YARD)

LYONS

INDUSTRIAL PROPERTIES

SALES • LEASING • DEVELOPMENT

CORFAC INTERNATIONAL



EXECUTIVE SUMMARY

- +/-5.5 acres of future IOS
- Excellent topography
- Easy access to major destinations including I-85, SC-185, and the Greenville-Spartanburg International Airport (GSP). Strategically located between Atlanta, GA and Greenville, SC minutes from the major I-85 corridor.
- Lease or Build-to-Suit
- Please call for pricing

SNAPSHOT

Address:	540 Augusta Arbor Way Greenville, SC
Tax ID:	0593040101336 (Portion of) (Greenville County)
Land:	± 5.5 Acres
Zoned:	Commercial Vacant
Build-to-Suit:	5,000 - 50,000 SF

Bobby Lyons, SIOR, CCIM
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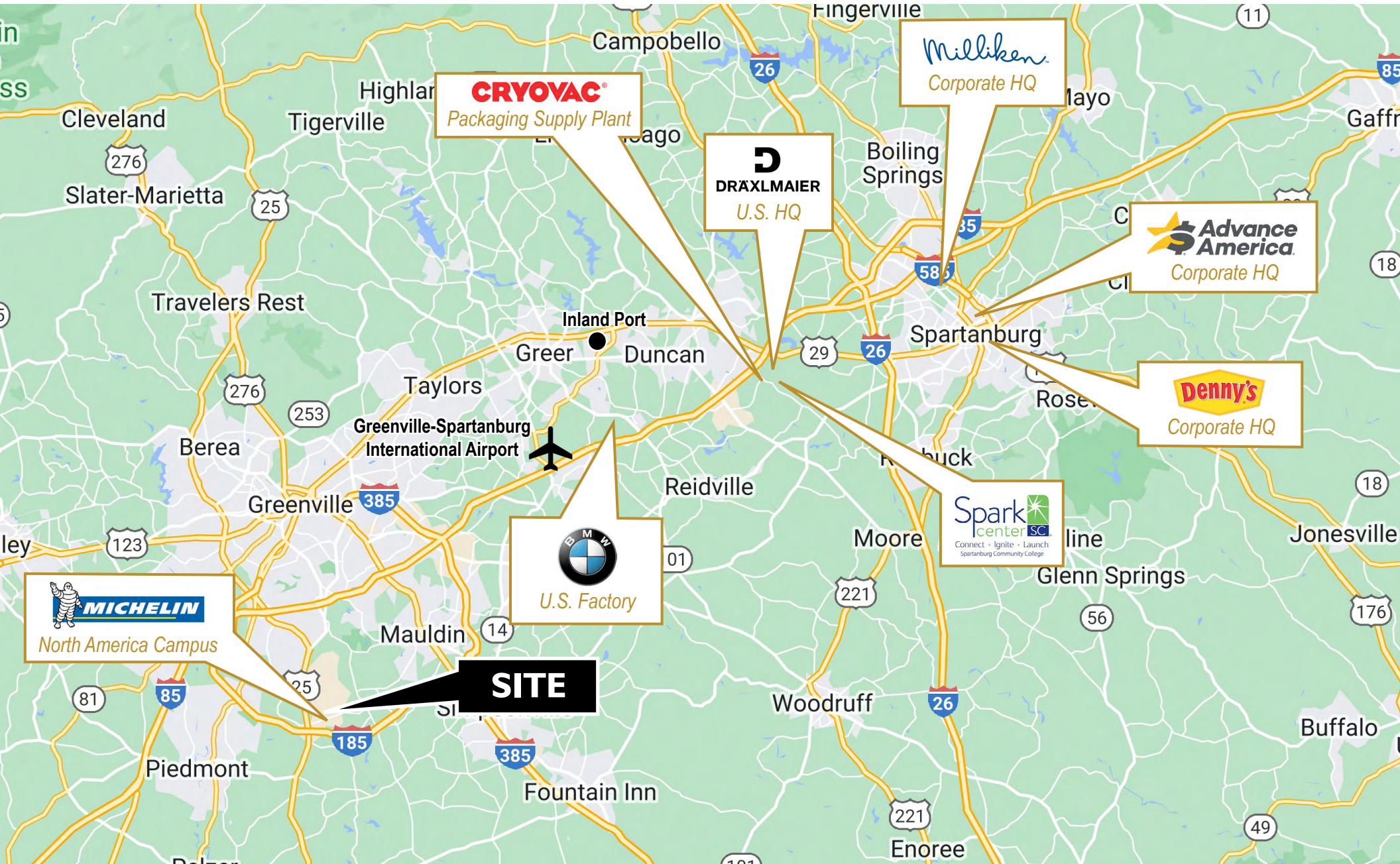


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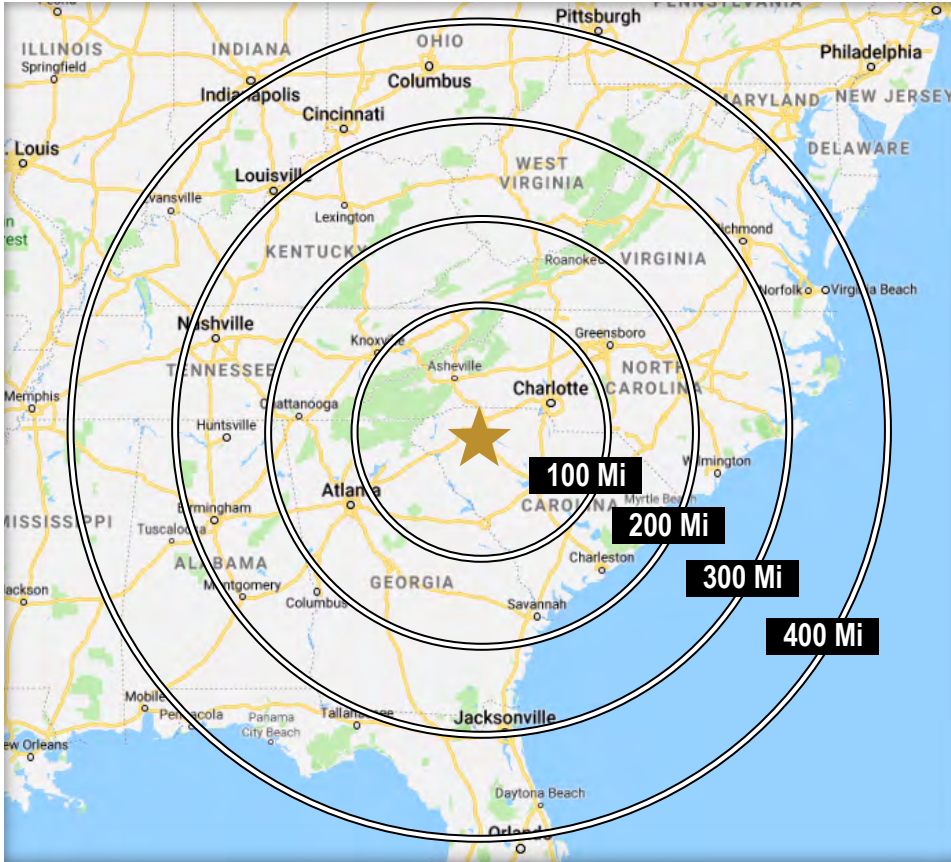


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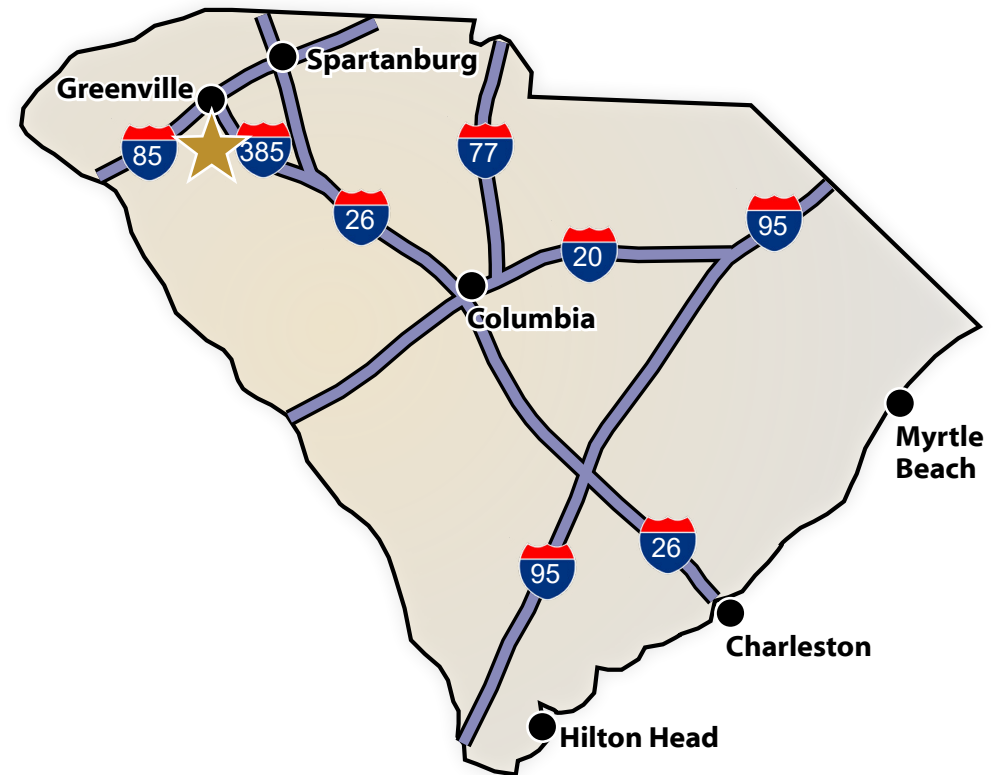
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DRIVE TIMES IN SOUTH CAROLINA

I-26	33 Min	Greenville	19 Min
I-85	11 Min	Spartanburg	54 Min
I-385	8 Min	Columbia	1 Hr 32 Min
I-20	1 Hr 22 Min	Charleston	3 Hr 29 Min
I-77	1 Hr 36 Min	Hilton Head	3 Hr 54 Min
I-95	2 Hr 18 Min	Myrtle Beach	4 Hr 2 Min



DRIVE TIMES TO U.S. MAJOR CITIES

Charlotte, NC	2 Hr 12 Min	Cincinnati, OH	6 Hr 58 Min
Atlanta, GA	2 Hr 35 Min	Louisville, KY	7 Hr 3 Min
Raleigh, NC	4 Hr 29 Min	Orlando, FL	7 Hr 44 Min
Jacksonville, FL	5 Hr 34 Min	Washington DC	8 Hr 5 Min
Nashville, TN	5 Hr 53 min	Indianapolis, IN	8 Hr 25 Min
Richmond, VA	6 Hr 10 Min	Columbus, OH	8 Hr 27 Min
Mobile, AL	6 Hr 53 Min	Pittsburgh, PA	8 Hr 47 Min

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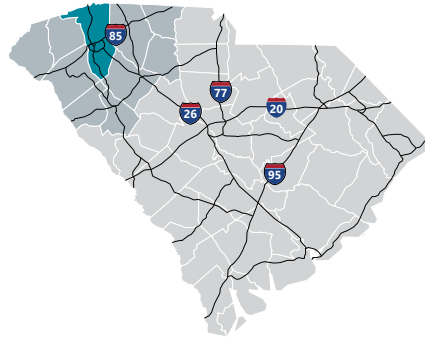
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GREENVILLE COUNTY INFO



Greenville County

Finding an abundance of streams and rivers, textile manufacturers began operating in Upstate South Carolina in the 1820s. From those early days, Greenville County has gradually transformed from the textile capital of the world into an office, engineering and advanced manufacturing center of excellence. As South Carolina's most populous county, Greenville is situated in the northwestern corner of the state and is part of one of the nation's fastest growing areas, "The I-85 Mega-Growth Corridor." Located on I-85 between Charlotte, NC and Atlanta, GA, Greenville is just 200 miles via I-26 to the Atlantic Ocean and the Port of Charleston. To the northwest and just 30 minutes away are the Blue Ridge mountains. Access to the rest of the U.S. is made easy by the Greenville-Spartanburg International Airport, recognized as one of the most user friendly ones. With a unique blend of southern traditions and international influences, gentle rolling hills and beautiful, majestic mountains, Greenville County is just the right mix for a great place to live, work and play.



Total Population

	2010	2021	2026	Growth Rate ¹
Greenville County	451,225	535,463	575,020	1.44%
Upstate SC	1,362,073	1,544,124	1,631,029	1.10%
South Carolina	4,625,364	5,321,206	5,665,411	1.26%

¹Projected Annual Growth Rate 2021-2026

Population by Age

	2010	2021	2026
Under 5	6.9%	6.1%	6.0%
5 to 9	6.6%	6.4%	6.2%
10 to 14	6.7%	6.5%	6.5%
15 to 24	13.5%	12.1%	12.1%
25 to 34	13.4%	13.4%	12.6%
35 to 44	14.0%	13.3%	13.5%
45 to 54	14.4%	12.6%	12.3%
55 to 64	11.8%	12.9%	12.2%
65+	12.8%	16.8%	18.6%
Median Age	37.1	39.1	39.8

39.3% of the 2021 population is prime working age

Population by Race & Ethnicity

	2010	2021	2026
White	73.8%	72.4%	71.5%
Black	18.1%	17.4%	17.1%
American Indian/ Alaska Native	0.3%	0.3%	0.3%
Asian	2.0%	2.8%	3.2%
Hawaiian/ Pacific Islander	0.1%	0.1%	0.1%
Some Other Race	3.9%	4.6%	4.9%
Two or More Races	1.9%	2.5%	2.8%
Hispanic Origin (Any Race)	8.1%	9.6%	10.6%

Households & Families

	2010	2021	2026
Total Households	176,531	210,860	226,734
Total Families	119,362	139,700	149,364
Average HH Size	2.49	2.49	2.49
Renter Occupied*	32.6%	33.2%	32.8%
Owner Occupied*	67.4%	66.8%	67.2%

*Housing tenure data is a percentage of total occupied housing units

Median Household Income

	2021	2026
Greenville County	\$62,562	\$69,630
South Carolina	\$55,711	\$61,082
United States	\$64,730	\$72,932

Per Capita Income

	2021	2026
Greenville County	\$34,909	\$38,905
South Carolina	\$30,714	\$34,369
United States	\$35,106	\$39,378

2021 Highest Education Attainment, Age 25+

High School Diploma or Higher



Bachelor's Degree or Higher



Graduate/ Professional Degree 14.5%

Bachelor's Degree 23.4%

Associate's Degree 9.4%

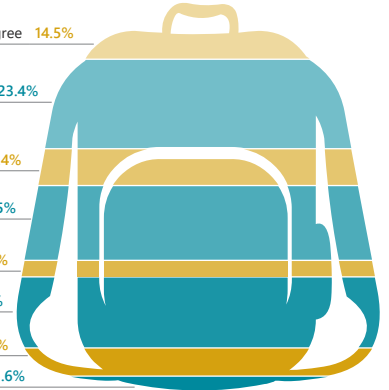
Some College, No Degree 19.5%

GED/ Alternative Credential 4.0%

High School Graduate 18.5%

9th to 12th Grade, No Diploma 7.1%

Less than 9th Grade 3.6%



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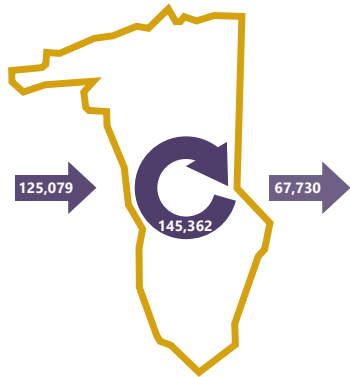
2018 Commuting Patterns

Travel Distance to Work

Less than 10 miles	56.0%
10-24 miles	26.0%
25-50 miles	6.4%
50 miles or more	11.6%

82.0% of workers travel less than 25 miles

Worker Inflow/Outflow



Live and Work in Greenville County	145,362
Commute into Greenville County	125,079
Commute Out of Greenville County	67,730

Where Do Greenville County Workers Live?

Greenville County	53.7%
Spartanburg County	9.9%
Anderson County	8.1%
Pickens County	5.8%
Laurens County	3.1%
Richland County	1.9%
Oconee County	1.7%
Lexington County	1.2%
Charleston County	1.2%
York County	1.1%

2021 Employment by Industry

Agriculture/Mining	0.5%	1,220
Construction	6.2%	16,309
Manufacturing	17.5%	46,120
Wholesale Trade	3.0%	7,819
Retail Trade	9.9%	26,059
Transportation/Utilities	4.8%	12,670
Information	1.7%	4,554
Finance/Insurance/Real Estate	6.2%	16,287
Services	47.7%	126,071
Public Administration	2.7%	7,173
Total	100%	264,282

2021 Civilian Population in Labor Force (16+)

Labor Force	275,681
Unemployed	4.1%

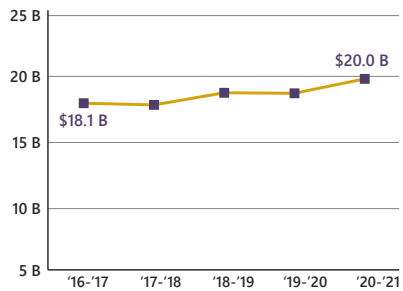
Top 10 Major Employers

Company	Employees	Primary Product(s)
Prisma Health*	10,000+	Health Services
Greenville County Schools*	10,000+	Public Education
Michelin North America*	2,501 - 5,000	Headquarters / R&D / Mfg (radial tires)
Bon Secours St. Francis Health System*	2,501 - 5,000	Health Services
Spectrum Communications	2,501 - 5,000	Utility Provider
Greenville County Government	2,501 - 5,000	Local Government
GE Power	1,001 - 2,500	Turbines
TD Bank	1,001 - 2,500	Financial Services
Fluor Corporation	1,001 - 2,500	Engineering / Construction Services
Verizon Wireless	1,001 - 2,500	Call Center

* Multiple Locations

Airport Access	Port Access	Highway Access	Rail Access
Greenville Spartanburg International <ul style="list-style-type: none"> 50 non-stop daily departures 17 major cities and airports across the US Allegiant Air American Airlines Delta Southwest Airlines United Airlines 1.2M passengers flown in FY2021 84,217 tons of air cargo moved in FY2021 Greenville Downtown Airport SC Technology and Aviation Center	Inland Port Greer <ul style="list-style-type: none"> 17 miles from the City of Greenville 157,842 rail lifts in FY2021 12.3% growth from FY2020 Port of Charleston <ul style="list-style-type: none"> 212 miles from the City of Greenville 2.5 M TEUs handled in FY2021 9.63% growth from FY2020 	Interstates <ul style="list-style-type: none"> I-85 I-185 I-385 Highways <ul style="list-style-type: none"> US-25 US-29 US-123 SC-276 	Rail Providers <ul style="list-style-type: none"> CSX Norfolk-Southern Carolina Piedmont

Gross Retail Sales by Fiscal Year



2021 Business Establishments by Industry

Agriculture/Mining	0.2%	41
Construction	6.7%	1,274
Manufacturing	3.9%	728
Wholesale Trade	3.5%	663
Retail Trade	14.3%	2,702
Transportation/Utilities	1.6%	317
Information	1.9%	357
Finance/Insurance/Real Estate	11.7%	2,220
Services	48.0%	9,092
Public Administration	1.8%	342
Unclassified Establishments	6.1%	1,162
Total	100%	18,898

Upstate SC Alliance
John Lummus, *President/CEO*
864.283.2300
www.upstatescalliance.com

APPALACHIAN
COUNCIL OF GOVERNMENTS
Appalachian Council of Governments
30 Century Circle, Greenville, SC 29607
864.242.9733
www.sccacog.org

Additional Resources

www.greenilleeconomicdevelopment.com	www.greenvillecounty.org	www.upstateforever.org
www.greenillesc.gov	www.visitgreenillesc.com	www.southcarolinaparks.com

Sources: ESRI Business Analyst (2021 and 2026 Estimates); US Census Bureau (2010 Census Data); US Bureau of Labor Statistics; Longitudinal Employer-Household Dynamics; US Census Bureau (2018 Commuting Patterns & Where do County Workers Live); Manufacturer's News; Appalachian Council of Governments; Upstate SC Alliance; and SC Department of Revenue and Taxation (Fiscal Year Retail Sales).

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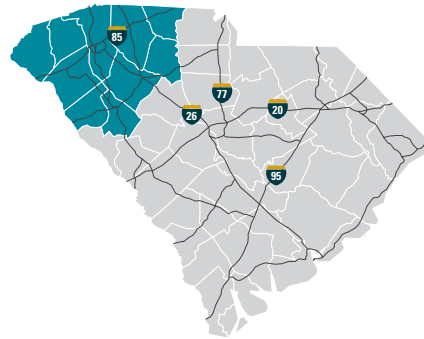
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UPSTATE SOUTH CAROLINA



A diverse range of companies seeking a competitive advantage have found a business-friendly trifecta in Upstate South Carolina: a top-ranked business climate, a world-class research environment and a superb quality of life. They are drawn here by our affordable tax rates, market accessibility and the quality and availability of our workforce. Supporting this is our dedication to research and innovation, including R&D facilities for Michelin, Fuji and General Electric and research centers that support the automotive, life sciences, plastics and photonics industries. And it's all set in a region where cost of living is about 10 percent lower than the national average and cultural and recreational opportunities cater to a diverse range of tastes.



TOTAL POPULATION

	2010	2022	2027	Growth Rate*
Upstate SC	1,362,073	1,550,553	1,600,850	0.64%
South Carolina	4,625,364	5,255,014	5,434,182	0.67%
United States	308,745,538	335,707,897	339,902,796	0.25%

*Projected annual growth rate 2022-2027

POPULATION BY AGE

	2010	2022	2027
Under 5	6.5%	5.7%	5.6%
5 to 9	6.4%	6.1%	5.9%
10 to 14	6.6%	6.2%	6.3%
15 to 24	14.2%	12.6%	12.5%
25 to 34	12.1%	12.9%	11.6%
35 to 44	13.3%	12.3%	12.9%
45 to 54	14.4%	12.4%	12.0%
55 to 64	12.4%	13.2%	12.6%
65+	14.1%	18.5%	20.5%
MEDIAN AGE	38.2	40.2	41.1

37.6% of the 2022 population is prime working age

HOUSEHOLDS & FAMILIES

	2010	2022	2027
Total Households	532,065	613,944	635,608
Total Families	363,466	404,034	416,221
Average Household Size	2.49	2.46	2.46
Renter Occupied	61.2%	64.5%	65.2%
Owner Occupied	26.8%	25.8%	25.0%
Vacant	12.0%	9.7%	9.8%

MEDIAN HOUSEHOLD INCOME

	2022	2027
Upstate SC	\$60,127	\$69,990
South Carolina	\$61,645	\$72,650
United States	\$72,414	\$84,445

POPULATION by Race & Ethnicity

	2010	2022	2027
White	75.5%	69.8%	68.6%
Black	18.3%	17.3%	17.4%
American Indian / Alaska Native	0.3%	0.4%	0.4%
Asian	1.4%	1.9%	2.1%
Hawaiian / Pacific Islander	0.0%	0.1%	0.1%
Some Other Race	2.8%	4.3%	4.6%
Two or More Races	1.6%	6.3%	6.9%
Hispanic Origin (any race)	5.5%	8.0%	8.3%

PER CAPITA INCOME

	2022	2027
Upstate SC	\$34,518	\$40,048
South Carolina	\$36,186	\$41,955
United States	\$40,363	\$47,064

2022 EDUCATIONAL ATTAINMENT, AGE 25+

- 11.6% Graduate / Professional Degree
- 18.8% Bachelor's Degree
- 11.4% Associate Degree
- 18.6% Some College, No Degree
- 5.2% GED / Alternative Credit
- 22.4% High School Diploma
- 8.1% 9th-12th Grade, No Diploma
- 3.8% Less than 9th Grade



88%
high school diploma or higher

30.4%
bachelor's degree or higher

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UPSTATE SOUTH CAROLINA (CONT.)

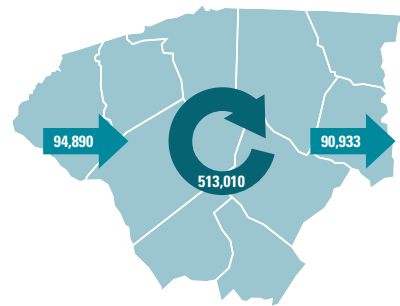
2020 COMMUTING PATTERNS

TRAVEL DISTANCE TO WORK

Less than 10 miles	44.3%
10-24 miles	29.3%
25-50 miles	12.1%
50 miles or more	14.2%

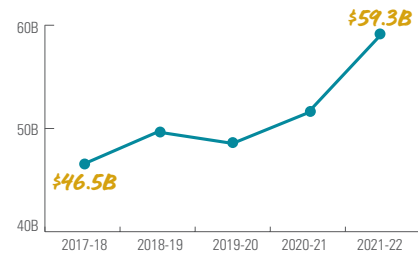
73.7%
of workers travel less than 25 miles

WORKER INFLOW & OUTFLOW



Live and work in the region	513,010
Commute into the region	94,890
Commute out of the region	90,933

GROSS RETAIL SALES by Fiscal Year



Upstate SC WHERE DO WORKERS LIVE?

Greenville County	30.6%
Spartanburg County	18.5%
Anderson County	12.0%
Pickens County	6.8%
Oconee County	4.0%
Laurens County	3.7%
Greenwood County	3.5%
Cherokee County	2.9%
Richland County	1.5%
Union County	1.3%

2022 EMPLOYMENT by Industry

Natural Resources & Mining	0.2%	1,447
Construction	4.6%	29,507
Manufacturing	17.9%	115,523
Trade, Transportation, and Utilities	19.7%	127,013
Information	1.1%	7,243
Financial Activities	4.0%	25,595
Professional & Business Services	13.8%	88,783
Education & Health Services	11.0%	70,857
Leisure & Hospitality	10.4%	67,208
Other Services	2.1%	13,735
Government	15.1%	97,365
TOTAL		644,416

2022 CIVILIAN POPULATION by Labor Force (16+)

Labor Force	701,749
Unemployed	3.1%

2022 BUSINESS ESTABLISHMENTS by Industry

3,505 Construction	2,234 Manufacturing	705 Information
8,113 Trade, Transportation and Utilities	4,068 Financial Activities	7,186 Professional and Business Services
4,309 Education and Health Services	3,818 Leisure and Hospitality	2,698 Other Services (except Public Admin)

TOP 10 MAJOR EMPLOYERS

COMPANY	PRIMARY PRODUCT(S) / INDUSTRY	EMPLOYEES
BMW Manufacturing Corporation	Automobile Manufacturer	5,000+
Prisma Health	Healthcare System	5,000+
Spartanburg Regional Healthcare System	Healthcare System	5,000+
School District of Greenville County	K-12 Public Education	5,000+
Spartanburg County School Districts	K-12 Public Education	5,000+
Michelin North America	Tire Manufacturer	5,000+
Clemson University	Public Research University	5,000+
Bon Secours St. Francis Health System	Healthcare System	2,501-5,000
Spectrum Communications	Call Center	2,501-5,000
Greenville County	Local Government	2,501-5,000

AIRPORT

GREENVILLE-SPARTANBURG INTERNATIONAL AIRPORT

- 50 non-stop daily departures
- 17 major cities & 20 airports
- 22 million passengers flown in FY2022
- 97,221 tons of air cargo moved in FY2022

PORT

INLAND PORT GREER

- 151,261 rail lifts in FY2022

PORT OF CHARLESTON

- 2.9 million TEUs handled in FY2022
- 11.9% from FY2021

HIGHWAY

INTERSTATES

RAIL

MAJOR PROVIDERS

[CSX] [NS]

SHORT-LINE PROVIDERS

Greenville & Western
Pickens
Carolina Piedmont

ADDITIONAL RESOURCES

Sources: Appalachian Council of Governments, ESRI Business Analyst, Greenville-Spartanburg International Airport, Lightcast 2023.2 (DCEW), Manufacturer's News, SC Department of Revenue and Taxation, SC Ports Authority, Upstate SC Alliance, US Bureau of Labor Statistics, and US Census Bureau

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