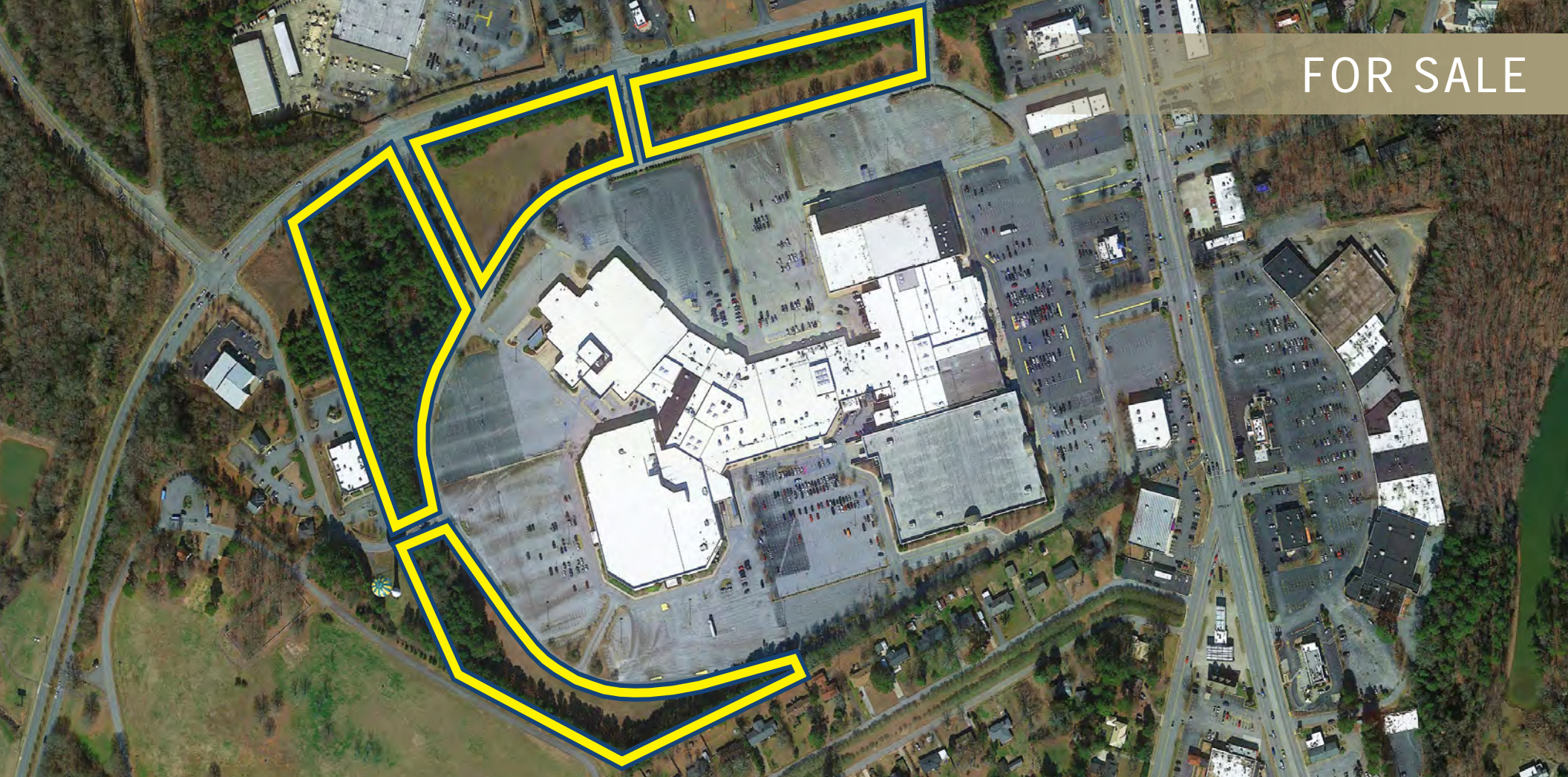


FOR SALE



ANDERSON MALL OUTPARCELS

00 Martin Luther King Jr Blvd, Anderson, South Carolina

Richard Bennett, Sr. Vice President

864.314.3260 | rich@mccoywright.com

Information herein is deemed reliable but not warranted. Buyers, Tenants or any Interested Parties must independently verify any and all information regarding the subject property(s).



McCOY WRIGHT
COMMERCIAL REAL ESTATE



OUTPARCELS AVAILABLE AT ANDERSON MALL

HIGHLIGHTS

- 13.90 Acres Available at Anderson Mall.
- TMS #: 122-00-03-002
- New retail development.
- Multi uses available.
- MLK Jr. Blvd is a new retail corridor.

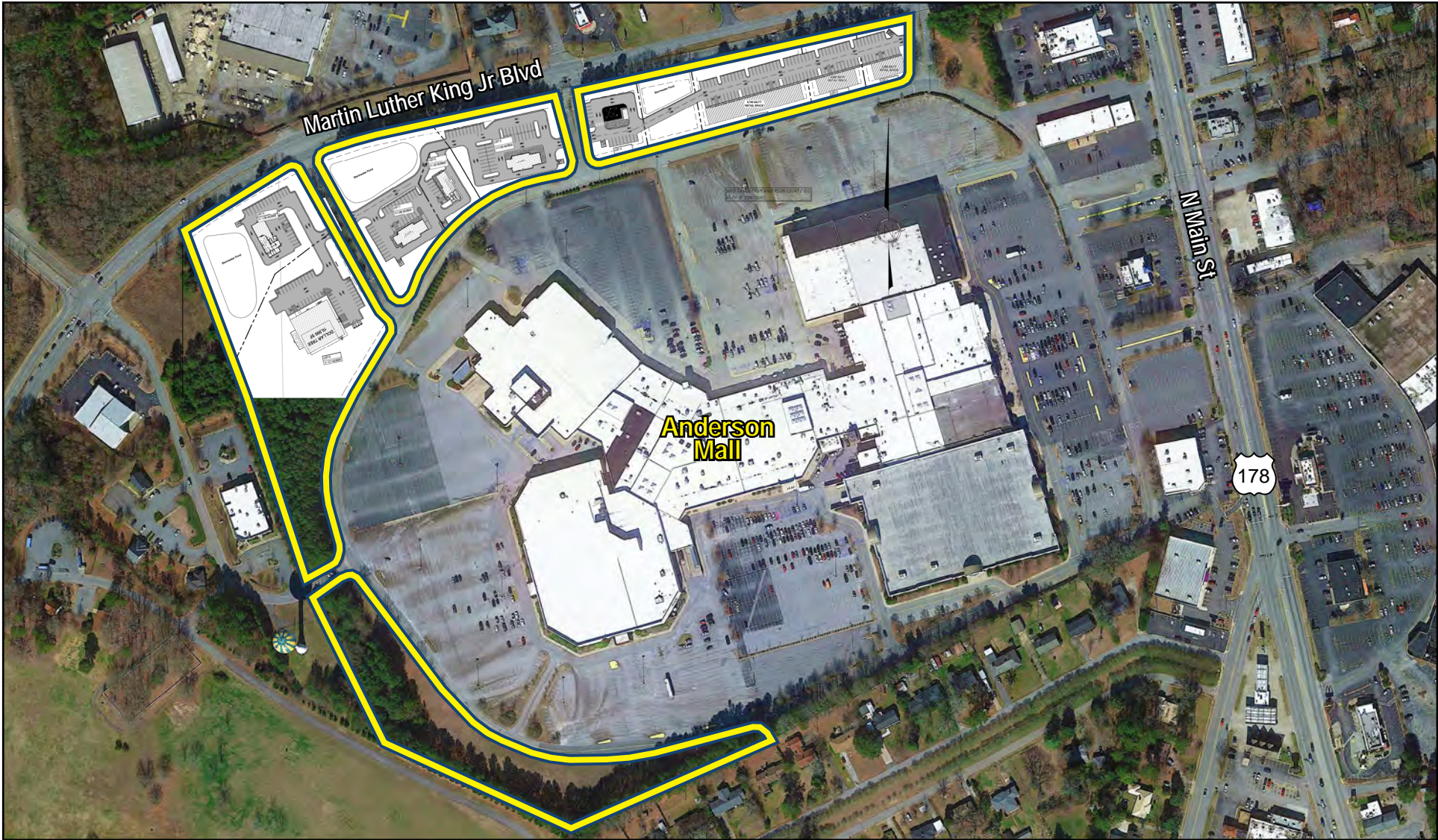
PROPERTY DETAILS

- 00 Martin Luther King Jr Dr
Anderson, SC 29621
- Available: +/-13.90 Acres
- Type: Land
- Sale Price: \$3,341,000





SITE PLAN



Richard Bennett, Sr. Vice President | 864.314.3260 | rich@mccoywright.com

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SITE AERIAL



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AREA AERIAL



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LOCATION MAP

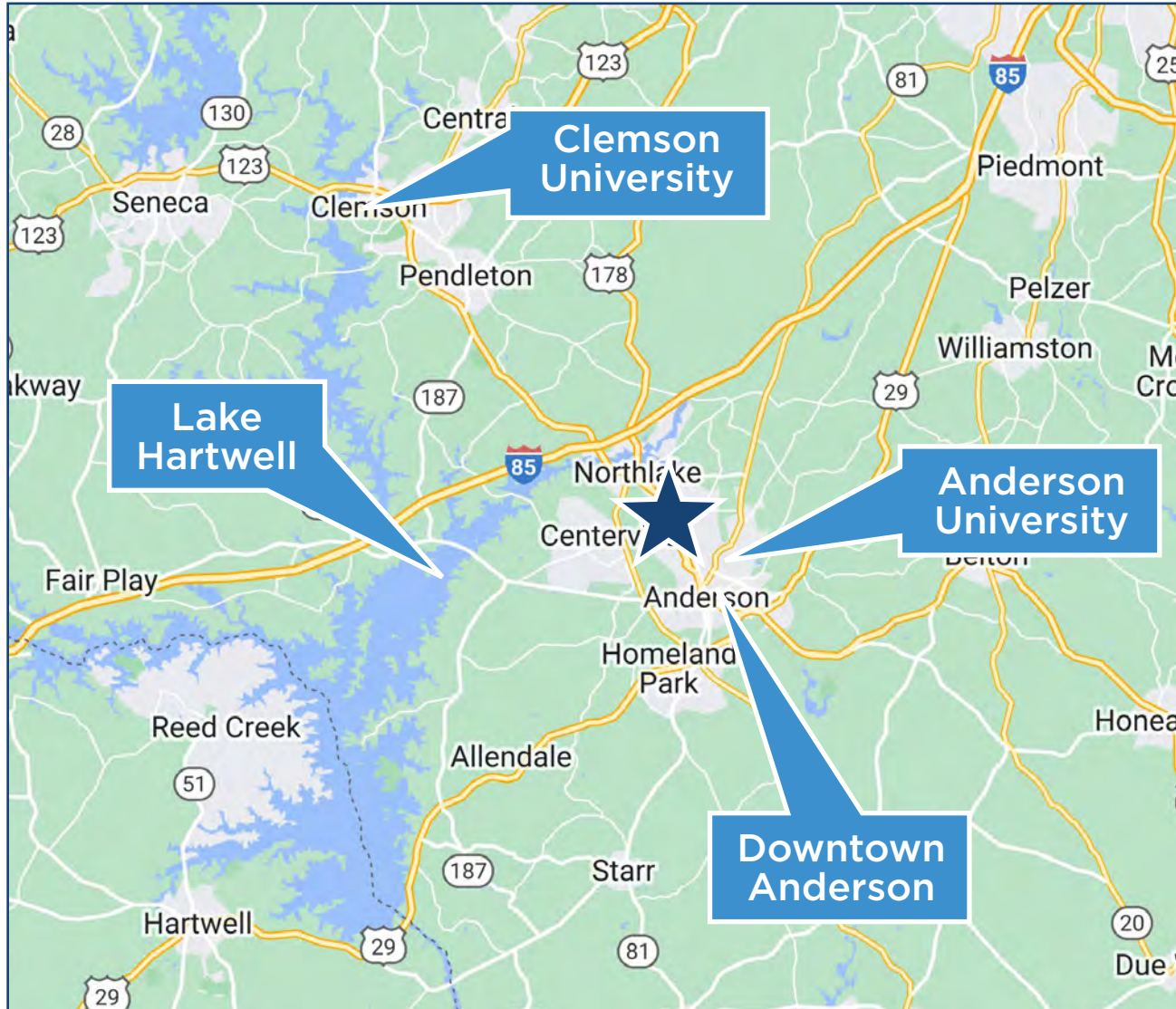


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DRIVE TIMES FROM THE MALL (South Carolina)



I-85	10 Min
I-385	35 Min
I-26	1 Hr 7 Min
I-20	1 Hr 56 Min
I-77	2 Hr 10 Min
I-95	2 Hr 57 Min
Downtown Anderson	11 Min
Anderson University	12 Min
Lake Hartwell	15 Min
Clemson University	23 Min
Greenville	38 Min
Spartanburg	1 Hr 8 Min
Columbia	2 Hr 7 Min
Charleston	3 Hr 54 Min
Hilton Head	4 Hr 35 Min
Myrtle Beach	4 Hr 47 Min



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DEMOGRAPHICS

	<u>1 MI</u>	<u>3 MI</u>	<u>5 MI</u>
2022 Population	5,476	40,624	73,712
2027 Pop Projected	5,767	43,173	78,491
Pop Growth '22 - '27	5.31%	6.27%	6.48%
Average Age	40.10	39.60	39.90
2022 Households	2,337	16,683	29,650
2027 HH Projected	2,454	17,694	31,518
HH Growth '22 - '27	5.01%	6.06%	6.30%
Ave HH Size	2.30	2.30	2.40
Ave HH Income	\$73,371	\$68,460	\$70,269
Median Home Value	\$154,873	\$163,457	\$161,455

