



7700 HIGHWAY 76

7700 U.S. 76, Pendleton, SC 29670

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PROPERTY SUMMARY



PROPERTY DESCRIPTION

7700 Highway 76 in Pendleton, South Carolina—ideally positioned along a rapidly growing corridor with an impressive traffic count of approximately 20,400 vehicles per day. Located just 2 miles from Clemson University, 1 mile from Tri-County Technical College, 1 mile from downtown Pendleton, and only 4 miles from I-85, this property offers unmatched accessibility and visibility. The area has experienced significant recent growth, with new developments such as Circle K, Waffle House, and QuikTrip reflecting the strong commercial momentum along Highway 76. With flat, buildable land and direct frontage on a major thoroughfare, this parcel is perfect for retail, dining, or service-oriented ventures looking to tap into a high-traffic, high-demand market.

PROPERTY HIGHLIGHTS

- 1.73 acres
- 20,400 vehicles per day
- Zoned: AB (Area-Wide Business District)
- Accessibility: +1,300ft of frontage
- Clemson University: +/- 2 miles northwest
- Tri-County Technical College: +/- 1 mile northwest
- Downtown Pendleton: +/- 1 mile northeast
- Interstate 85 (I-85): +/- 4 miles southeast

OFFERING SUMMARY

Sale Price:	\$2,600,000
Lot Size:	1.73 Acres

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	737	3,901	12,588
Total Population	1,528	9,006	36,829
Average HH Income	\$83,082	\$87,434	\$82,633



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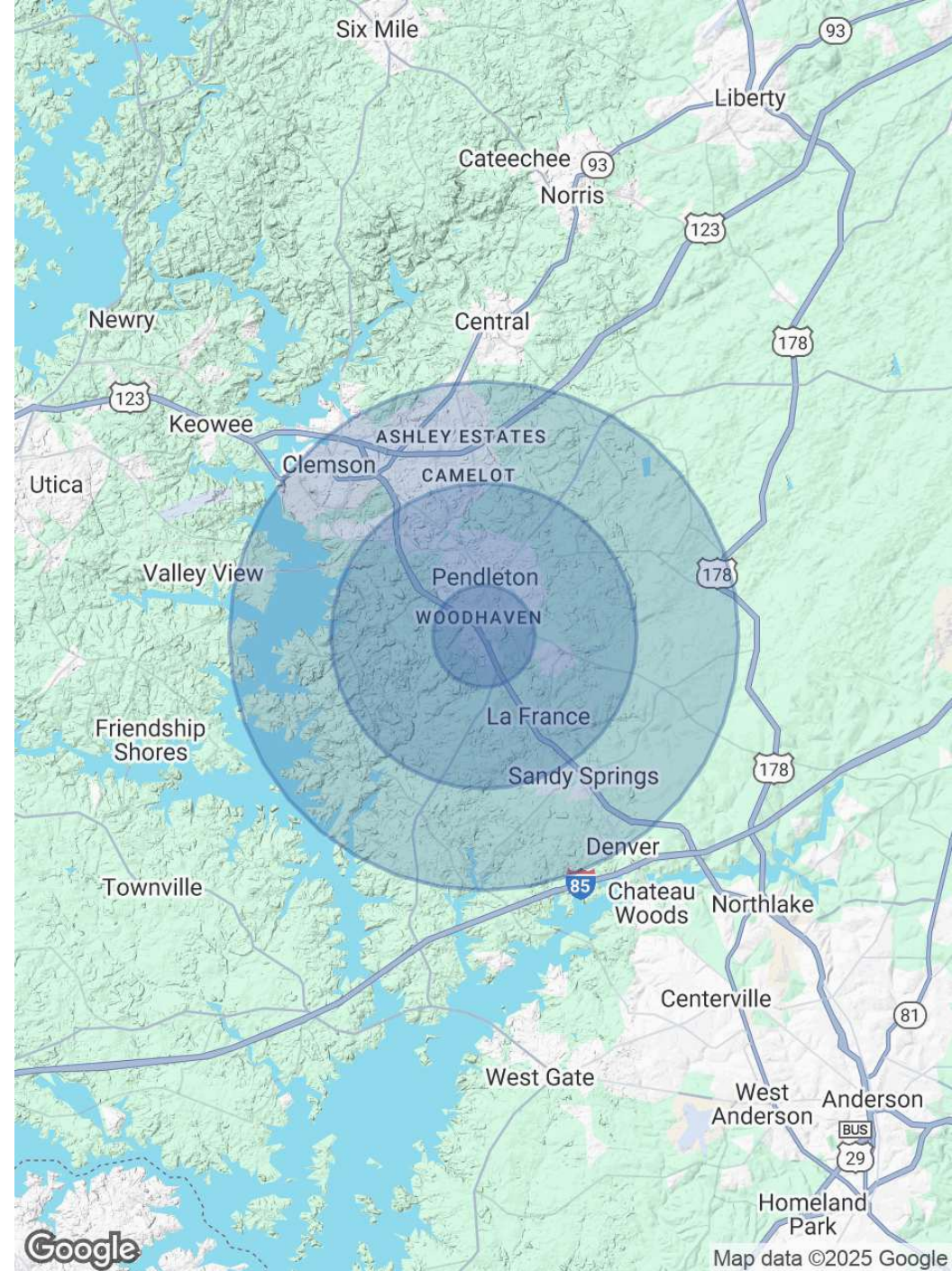
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DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	1,528	9,006	36,829
Average Age	43	41	34
Average Age (Male)	42	40	33
Average Age (Female)	44	42	35

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	737	3,901	12,588
# of Persons per HH	2.1	2.3	2.9
Average HH Income	\$83,082	\$87,434	\$82,633
Average House Value	\$323,220	\$329,395	\$357,527

Demographics data derived from AlphaMap



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