



00 PEARMAN DAIRY ROAD

00 Pearman Dairy Road, Anderson, SC 29625

MAX KINSER

Vice President
404.791.0865
max@mccoywright.com



PROPERTY SUMMARY



Pearman Dairy Rd. 23,300+ VPD

PROPERTY DESCRIPTION

00 Pearman Dairy Rd. represents a tremendous opportunity for an owner user or developer looking for a well positioned and affordable commercial site for retail, industrial, or potentially multi-family development. The property is largely flat, has a clean environmental bill of health, and would require minimal tree clearing to develop. Please call listing agent with any questions (404-791-0865) or to schedule a showing.

PROPERTY HIGHLIGHTS

- 3.55 acres
- over 600 ft of road frontage
- \$449,000 (\$126K/acre)
- all utilities present
- great visibility
- unzoned
- high traffic count (over 23,300 VPD)
- current property taxes = \$7,179/year

OFFERING SUMMARY

Sale Price:	\$449,000
Lot Size:	3.55 Acres



Max Kinser, Vice President | 404.791.0865 | max@mccoywright.com



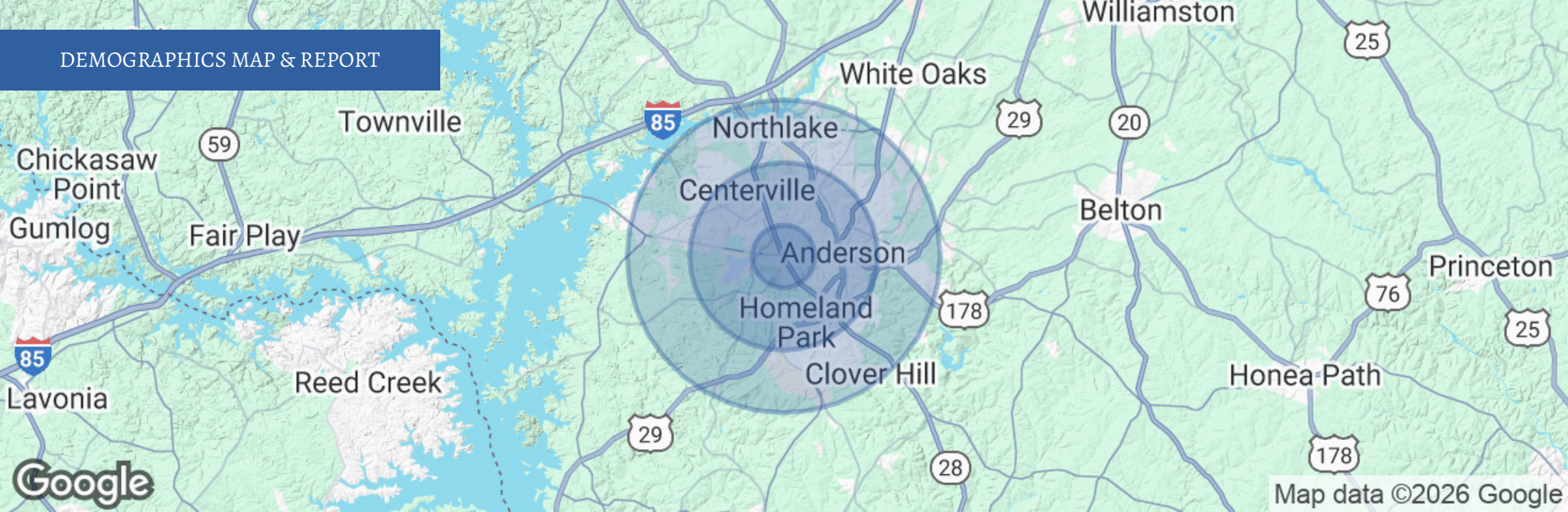
Max Kinser, Vice President | 404.791.0865 | max@mccoywright.com

ADDITIONAL PHOTOS



Max Kinser, Vice President | 404.791.0865 | max@mccoywright.com

DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	3,151	34,031	69,114
Average Age	42	40	41
Average Age (Male)	39	39	39
Average Age (Female)	44	42	42

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,378	13,912	28,190
# of Persons per HH	2.3	2.4	2.5
Average HH Income	\$47,580	\$59,139	\$68,751
Average House Value	\$111,881	\$176,510	\$217,434

Demographics data derived from AlphaMap



Max Kinser, Vice President | 404.791.0865 | max@mccoywright.com



MAX KINSER

Vice President

Direct: 404.791.0865
max@mccoywright.com



Max Kinser, Vice President | 404.791.0865 | max@mccoywright.com