



1706 PEARMAN DAIRY RD.

1706 Pearman Dairy Road, Anderson, SC 29625

MAX KINSER

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PROPERTY SUMMARY



PROPERTY DESCRIPTION

McCoy Wright is pleased to present 1706 Pearman Dairy Rd. for lease. This automotive/industrial property offers approximately 5,943 SF across multiple buildings situated on-site. The property is well-equipped for automotive service, collision, fabrication, light industrial, or contractor use with 450 amps of 240V 3-phase power, compressed air lines throughout, radiant natural gas heat, LED shop lighting, and existing automotive equipment in place. The main building consists of approximately 3,743 SF and features six bays with a combination of 10'x12' (4) and 14'x12' (2) drive-in doors, 16' eave heights, and approximately 21' clear height.

The site also includes two wash bay buildings and a dedicated photo booth building, providing additional operational flexibility for automotive or industrial users. Additional improvements include exhaust ventilation, fiber connectivity, ample road frontage, and strong visibility along Pearman Dairy Rd with traffic counts of approximately 23,700 VPD.



OFFERING SUMMARY

Lease Rate:	\$18.00/SF NNN
Building Size:	5,500 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	969	11,390	25,011
Total Population	1,959	25,696	59,875
Average HH Income	\$69,603	\$81,083	\$81,157



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PROPERTY DETAILS & HIGHLIGHTS



- \$18.00/SF NNN
- +/- 5,943 SF total across multiple buildings
- +/- 3,743 SF main building
- 240V 450 amp 3-phase power
- 16' eave height
- Approx. 21' bridge height clearance
- LED shop lighting
- Radiant natural gas heater
- Compressed air lines throughout (140-175 PSIG)
- 6 total bays
- (4) 10'x12' drive-in doors
- (2) 14'x12' drive-in doors
- (4) two-post lifts
- (2) four-post lifts
- 20'x25' wash bay with heat, power, and lighting
- 30'x30' wash bay with heat, power, and lighting
- 30'x30' photo booth building with power
- City sewer and water
- Natural gas service
- Approx. +/- 130 ft of road frontage
- 23,700 VPD



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ADDITIONAL PHOTOS



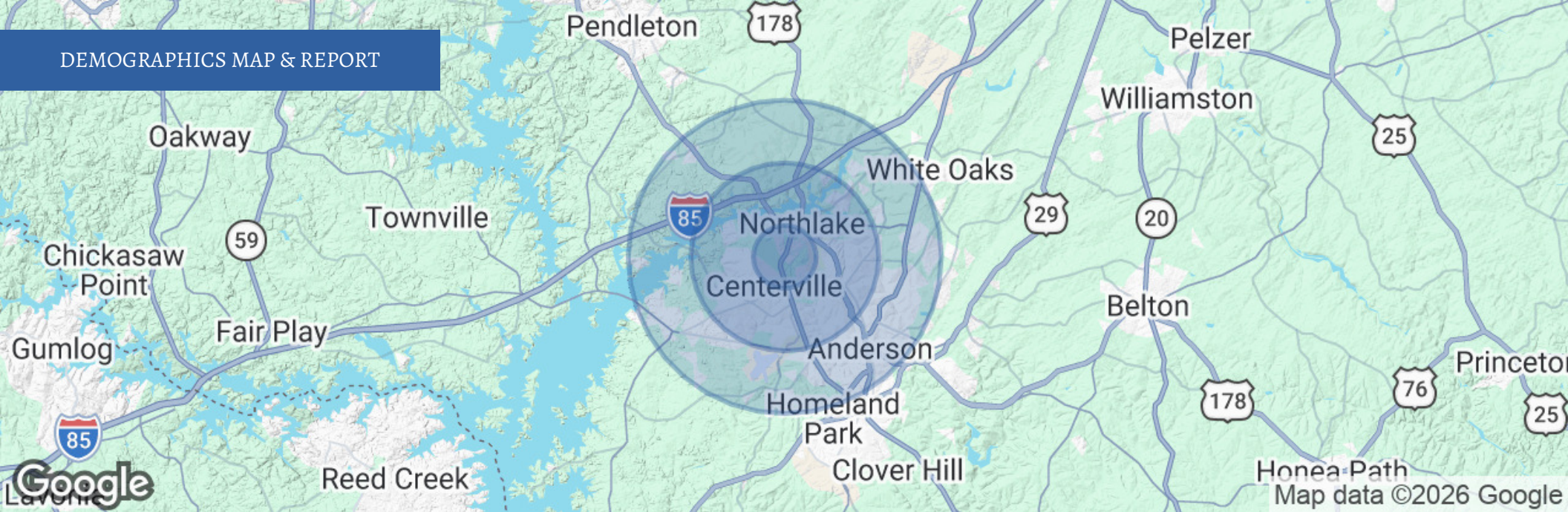
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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	1,959	25,696	59,875
Average Age	41.0	40.6	40.6
Average Age (Male)	39.8	37.7	38.9
Average Age (Female)	41.6	43.0	42.3

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	969	11,390	25,011
# of Persons per HH	2.0	2.3	2.4
Average HH Income	\$69,603	\$81,083	\$81,157
Average House Value	\$200,076	\$214,756	\$226,675

2023 American Community Survey (ACS)



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