



PELZER, SC

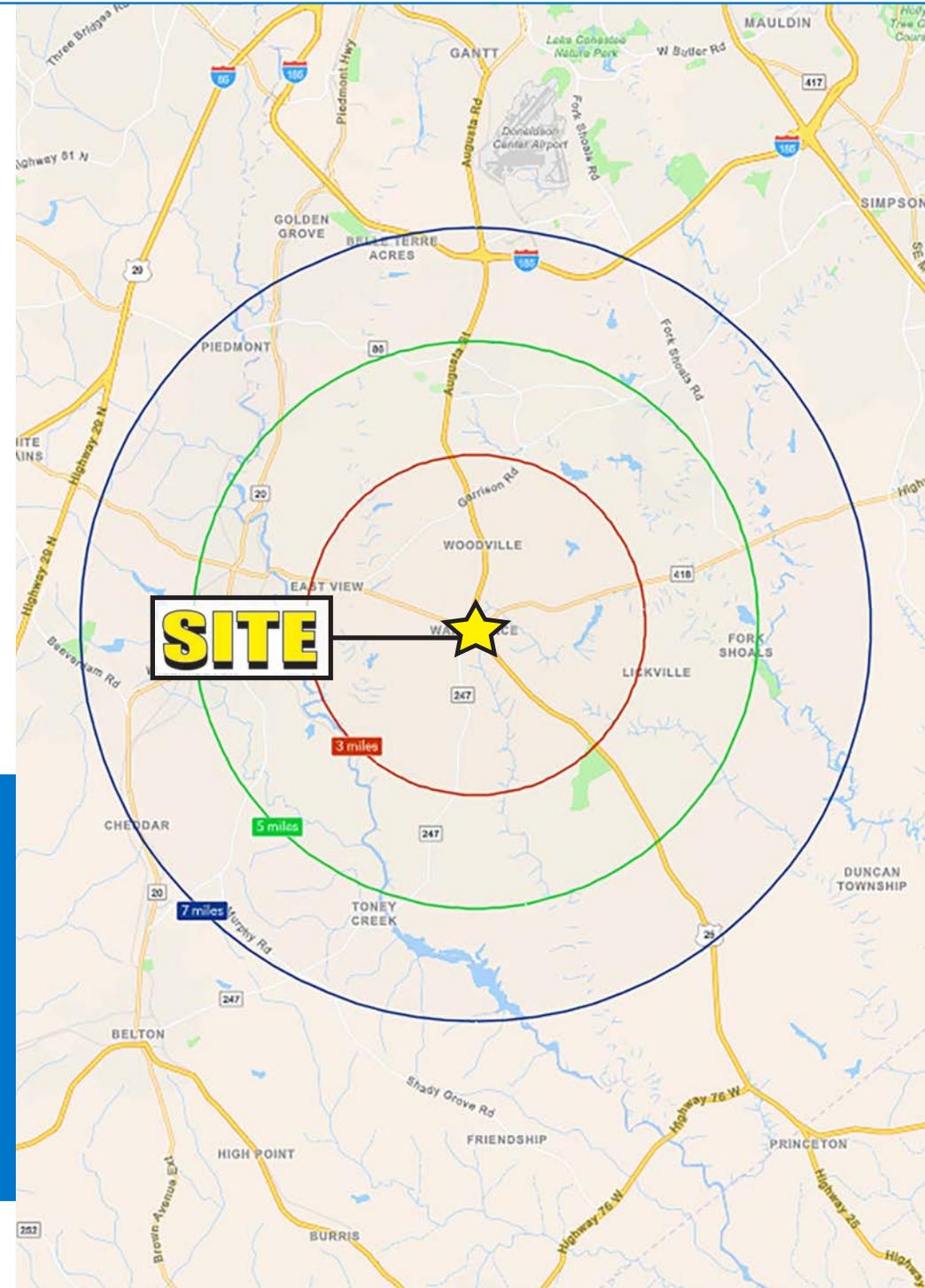
9495 AUGUSTA RD

1.29 ACRES AVAILABLE FOR SALE OR LEASE



PROJECT
DETAILS

- AVAILABLE SPACE** 1.29 Acres
- TRAFFIC COUNTS** 18,600 ADT on Augusta Rd
- PROPERTY HIGHLIGHTS**
 - 2nd generation c-store
 - Positioned at a signalized intersection with multiple points of ingress/egress
 - High traffic counts and excellent visibility
- LEASE RATE** Call to discuss
- COUNTY** Anderson
- MARKET** Pelzer



DEMOGRAPHICS	3 MILES	5 MILES	7 MILES
TOTAL HOUSEHOLDS	1,987	6,830	16,660

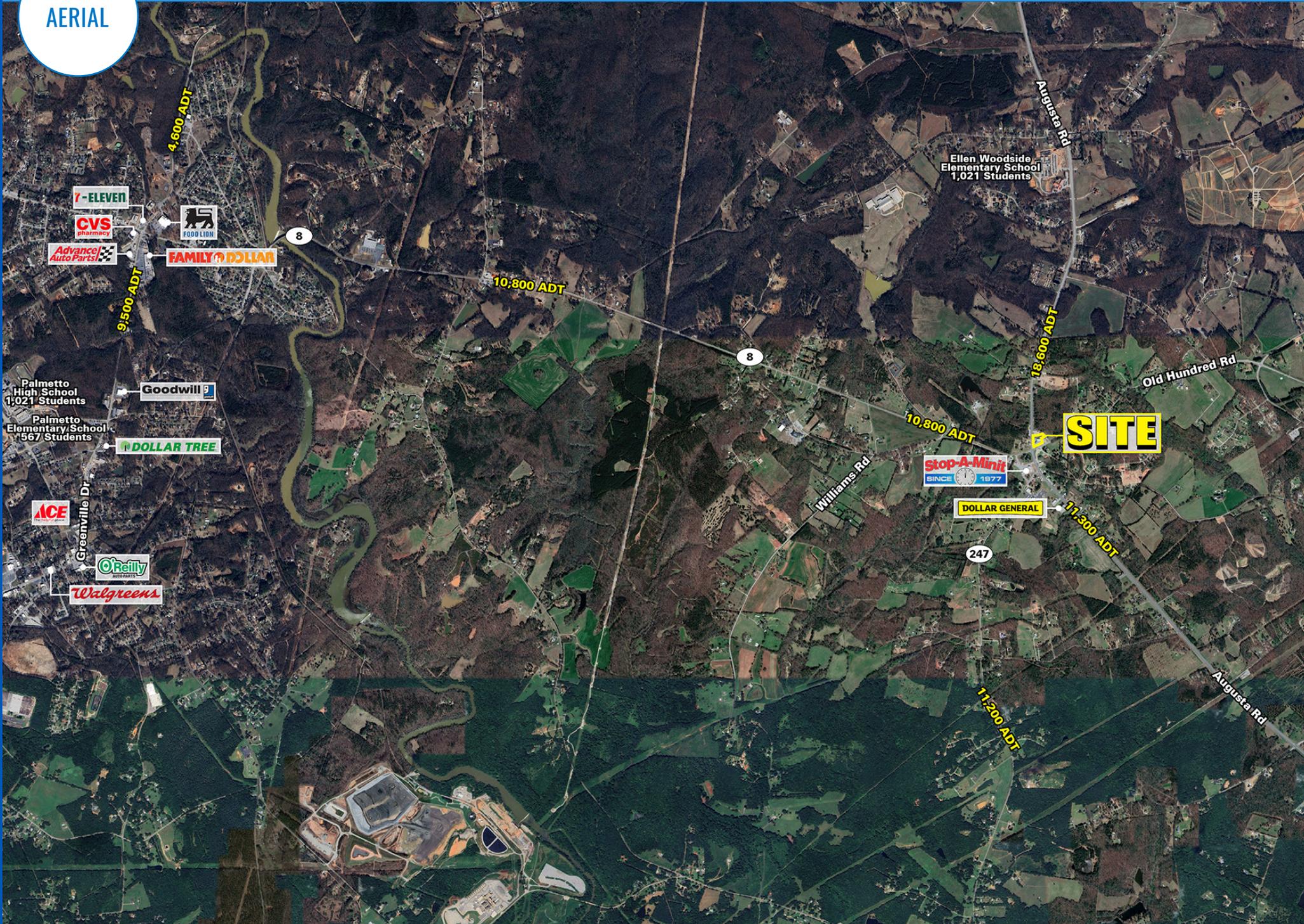


TOTAL POPULATION	4,928	17,980	43,529
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MEDIAN HH INCOME	\$69,962	\$64,768	\$67,398
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AERIAL



AERIAL



AERIAL





SOUTH CAROLINA

PELZER

Pelzer is a small city nestled in Anderson County, South Carolina, with a population of 1,344 residents as of 2020. It's located on the Saluda River, bordering both Anderson and Greenville Counties while being in close proximity to Clemson and Greenville. The town's history is deeply intertwined with the Pelzer Manufacturing Company, founded by Francis J. Pelzer, which established textile mills in the late 1880s. These mills were notable for being the first in the country to use electric lights powered by GE generators. While the textile industry has declined, Pelzer has seen revitalization efforts. It's known for its historic mill village houses, some of which have been updated. Pelzer also offers opportunities for outdoor activities, like kayaking on the Saluda River.

The town has experienced recent population growth, with a 6.08% increase between 2022 and 2023, growing from 1,480 to 1,570 residents. The economy of Pelzer employs 498 people. In 2023, the largest industries in Pelzer were Manufacturing (79 people), Health Care & Social Assistance (67 people), and Retail Trade (61 people). The highest paying industries in 2023 were Wholesale Trade (\$55,333), Construction (\$52,614), and Transportation & Warehousing, & Utilities (\$51,563). The town is actively seeking to attract new businesses and investment,



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