



00 ARNOLD ROAD (LOTS 1 & 2)

00 Arnold Road, Anderson, SC 29625

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VIDEO

PROPERTY DESCRIPTION

Right off I-85 at exit 14, mass graded with retention pond, sewer run to property, interstate visibility, pad ready. Property has two billboard leases in place providing additional annual income.

PROPERTY HIGHLIGHTS

- Two Commercial Parcels Available for Sale -
- LOT 1: 3.293 acres/ \$269,000 - LOT 2: 3.284 acres/\$269,000
- Located right off I-85 at Exit 14
- Pad Ready site is mass graded with retention pond, sewer run to property and offers interstate visibility.
- Property has two billboard leases in place providing additional annual income.

OFFERING SUMMARY

Sale Price: \$269,000
 Lot Size: 6.58 Acres

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	265	2,797	8,304
Total Population	371	5,234	16,460
Average HH Income	\$53,947	\$61,664	\$67,077



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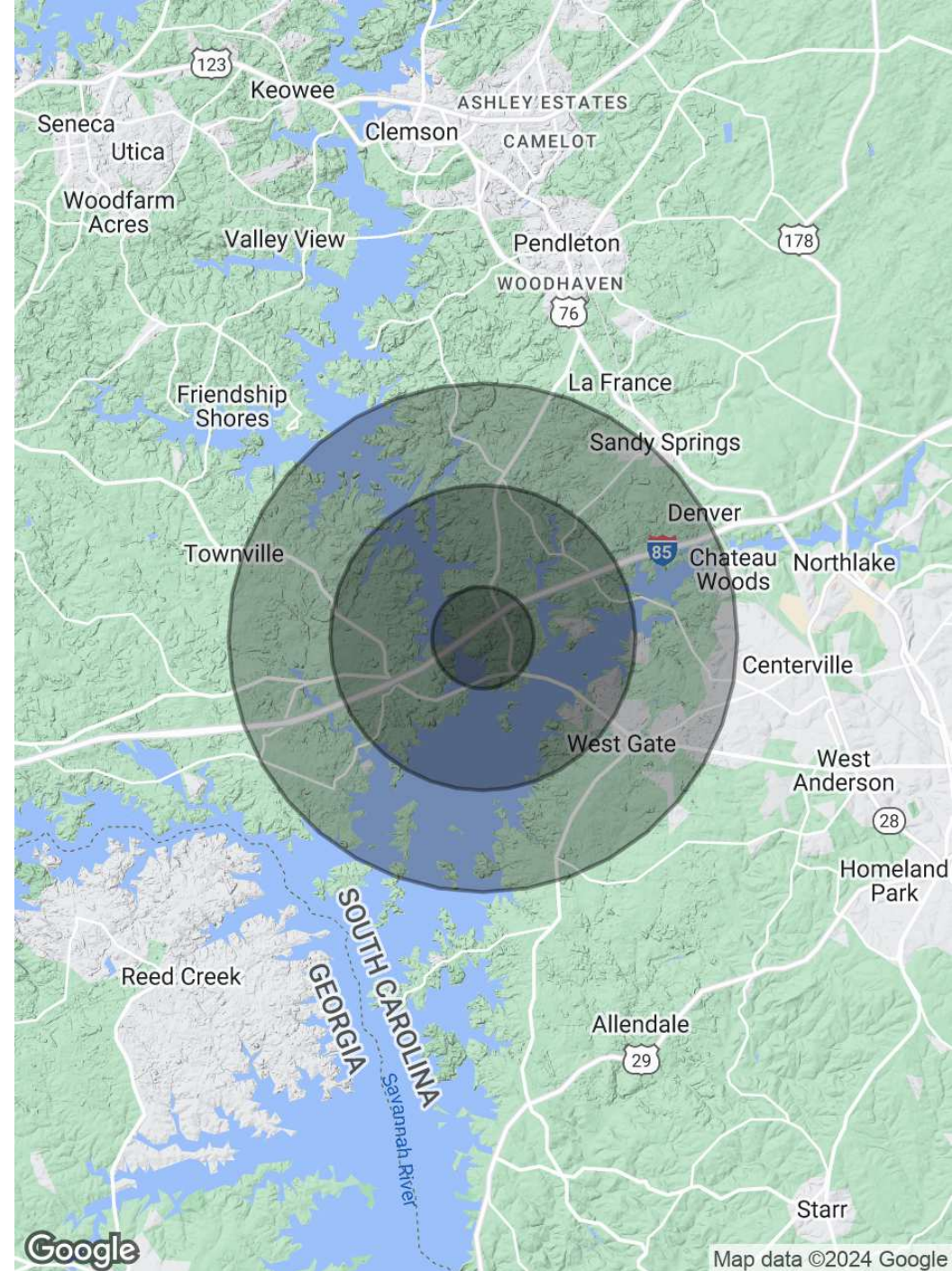
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DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	371	5,234	16,460
Average Age	57.1	44.4	44.6
Average Age (Male)	57.1	44.0	44.9
Average Age (Female)	56.8	46.0	45.0

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	265	2,797	8,304
# of Persons per HH	1.4	1.9	2.0
Average HH Income	\$53,947	\$61,664	\$67,077
Average House Value	\$233,949	\$203,214	\$199,920

2020 American Community Survey (ACS)



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