



SITE

Eighteen Mile Rd

1298 EIGHTEEN MILE ROAD

1298 Eighteen Mile Rd, Central, SC 29630

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PROPERTY SUMMARY



PROPERTY HIGHLIGHTS

- 0.90 Acres available on the corner of Eighteen Mile Road and Highway 123
- Excellent location- in front of a busy retail center anchored by Walmart
- Located between Clemson University and Southern Wesleyan University
- 17,000 VPD on Highway 123 and 6,000 VPD on Eighteen Mile Road in front of the site
- All utilities on site
- Ideal site for retail or fast food
- Owner will Sell, Ground Lease, or Build-to-Suit
- Sale Price- \$399,999

OFFERING SUMMARY

| | |
|-------------|-----------|
| Sale Price: | \$399,999 |
| Lot Size: | 0.9 Acres |

| DEMOGRAPHICS | 1 MILE | 3 MILES | 5 MILES |
|-------------------|----------|----------|----------|
| Total Households | 742 | 7,647 | 15,574 |
| Total Population | 1,466 | 15,564 | 35,928 |
| Average HH Income | \$39,476 | \$54,108 | \$60,172 |



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ADDITIONAL PHOTOS



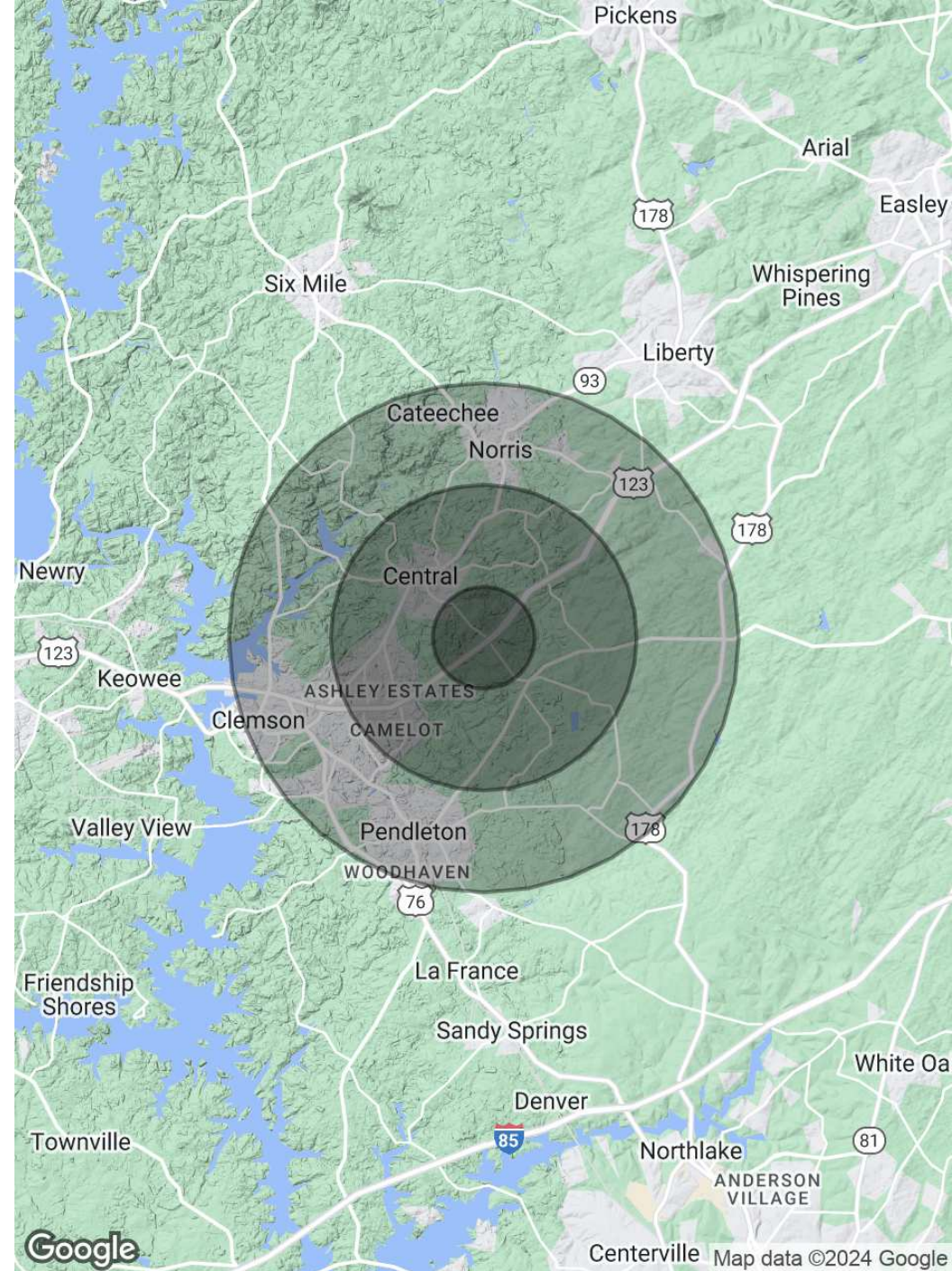
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DEMOGRAPHICS MAP & REPORT

| POPULATION | 1 MILE | 3 MILES | 5 MILES |
|----------------------|--------|---------|---------|
| Total Population | 1,466 | 15,564 | 35,928 |
| Average Age | 26.9 | 31.4 | 31.3 |
| Average Age (Male) | 25.8 | 30.7 | 30.3 |
| Average Age (Female) | 30.3 | 33.6 | 33.2 |

| HOUSEHOLDS & INCOME | 1 MILE | 3 MILES | 5 MILES |
|---------------------|-----------|-----------|-----------|
| Total Households | 742 | 7,647 | 15,574 |
| # of Persons per HH | 2.0 | 2.0 | 2.3 |
| Average HH Income | \$39,476 | \$54,108 | \$60,172 |
| Average House Value | \$157,582 | \$173,348 | \$181,771 |

2020 American Community Survey (ACS)



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