



**SPENCER/HINES**  
PROPERTIES

# Retail Strip Center For Sale!

1475 Pearman Dairy Road, Anderson, SC



**\$1,150,000**  
**7.61% Cap**

## Excellent Retail Investment Opportunity!

- Fully Occupied Retail Strip Center
- La Fogata Restaurant – Leased until 10/31/2027
- Razor’s Edge Barber – Leased until 2/28/2027
- The Social Tap – Leased until 2/28/2029
- Plenty of Parking!
- Conveniently Located Less than 5 Minutes from I-85!
- Close to Businesses, Churches, Shopping, and Restaurants

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**WWW.SPENCERHINES.COM**

COMMERCIAL REAL ESTATE SALES, LEASING, & INVESTMENTS

380 S. Pine Street, Spartanburg, SC 29302 - 864.583.1001

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## Key Facts

- +/- 9,600 SF – 3 Units
- +/- 3.8 Miles to Downtown Anderson
- +/- 4.2 Miles to Interstate 85
- +/- 2.65 Acre Lot
- 5-Mile Demographics (2023)
  - Population: 68,150
  - Households – 27,677
  - Ave. HH Income - \$68,818
  - Traffic Count: 23,200

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Tenant	Square Footage	Monthly Rent
La Fogata of Anderson	3,740 SF	Total of \$9,969
Razor's Edge Barber Shop	1,369 SF	
Social Tap	4,492 SF	
Annual Property Taxes (Landlord Responsibility)	\$20,137.65	
Annual Property Insurance (Landlord Responsibility)	\$6,000.00	
Repairs and Maintenance (Landlord Responsibility)	\$5,981.40 (Estimated 5% of GOI)	
<b>Annual NOI</b>	<b>\$87,508.95 = 7.61%</b>	



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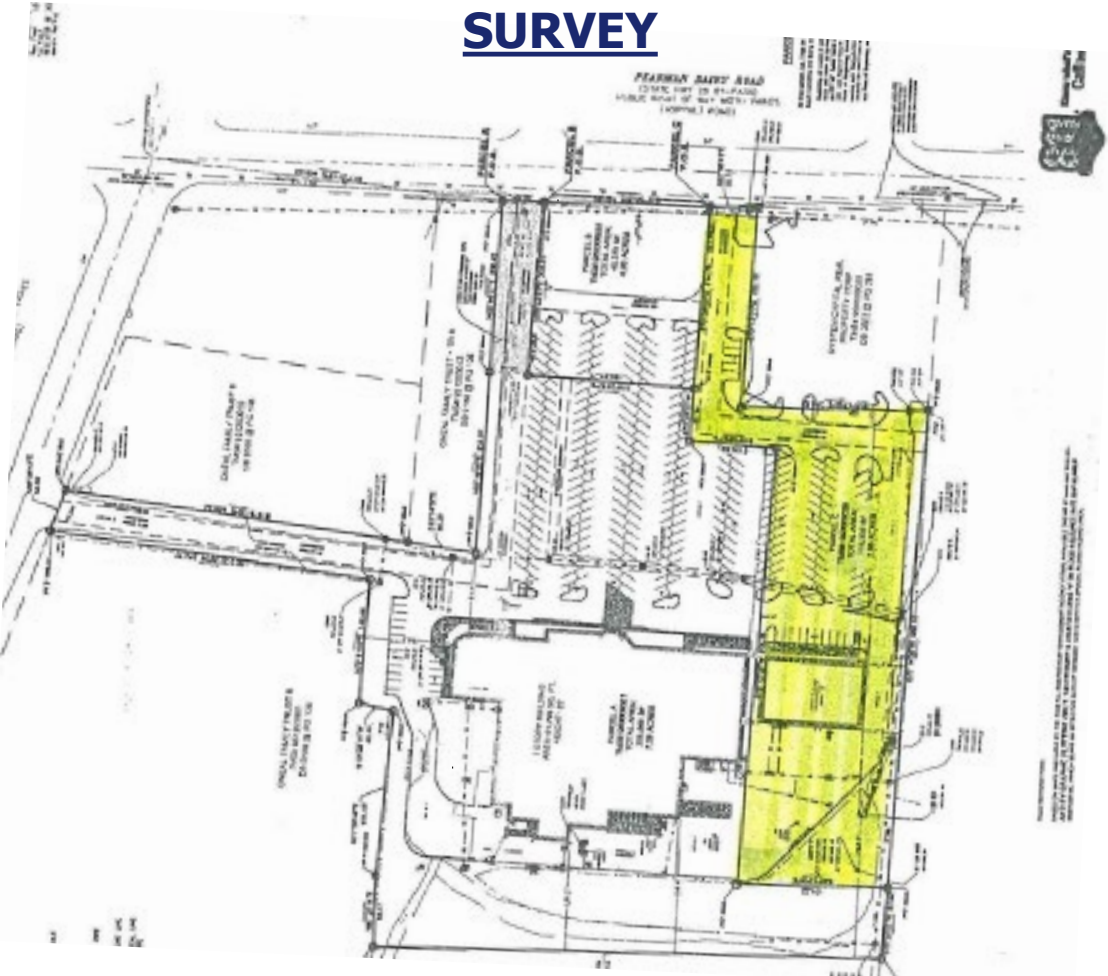


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## SURVEY



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## SITE AERIAL



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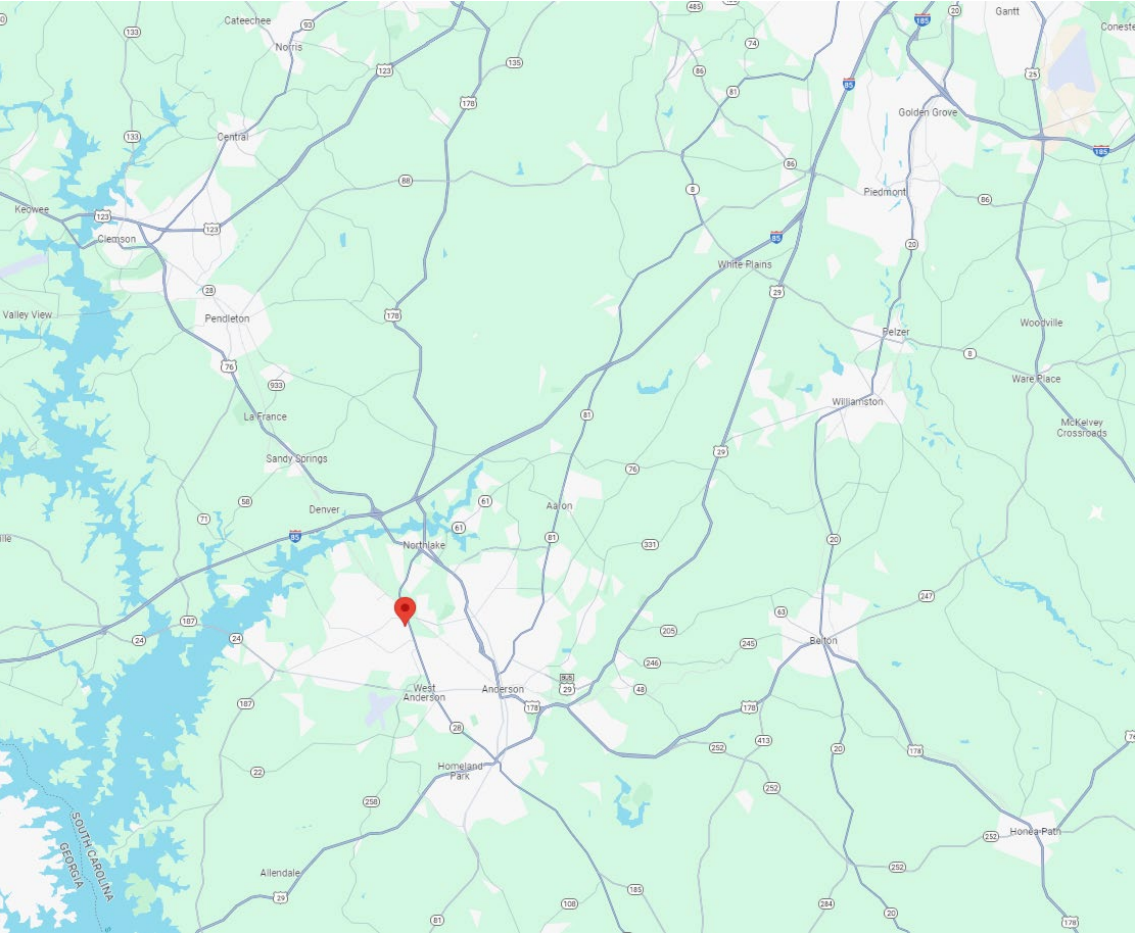




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## LOCATION MAP



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