



99 WELPINE RD

99 Welpine Rd, Pendleton, SC 29670

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PROPERTY SUMMARY



PROPERTY DESCRIPTION

Available for Sale (\$950,000.00)
Welcome to 99 Welpine Road | Prime Investment or Owner-User Opportunity
This 4,500 SF property sits on a spacious 0.98-acre lot just off Clemson Boulevard, one of Anderson’s most thriving corridors with over 30,000 vehicles per day. The site offers excellent visibility and accessibility, supported by ample on-site parking. The building is turn-key and currently home to two established tenants — Choi’s Massage Therapy and Odin’s Beard Tattoos — both with leases in place. The property also features a 1,500 SF vacancy ideally positioned in the middle of the building, offering flexibility for an owner-user to occupy or for an investor to lease and maximize income potential. With continued growth and development surrounding the area, this property presents an exceptional opportunity for anyone looking to capitalize on a thriving corridor in the heart of Anderson.
Contact Listing Broker for Details!

OFFERING SUMMARY

Sale Price:	\$950,000
Building Size:	4,500 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	265	4,539	17,002
Total Population	573	10,555	40,241
Average HH Income	\$105,999	\$92,289	\$85,001

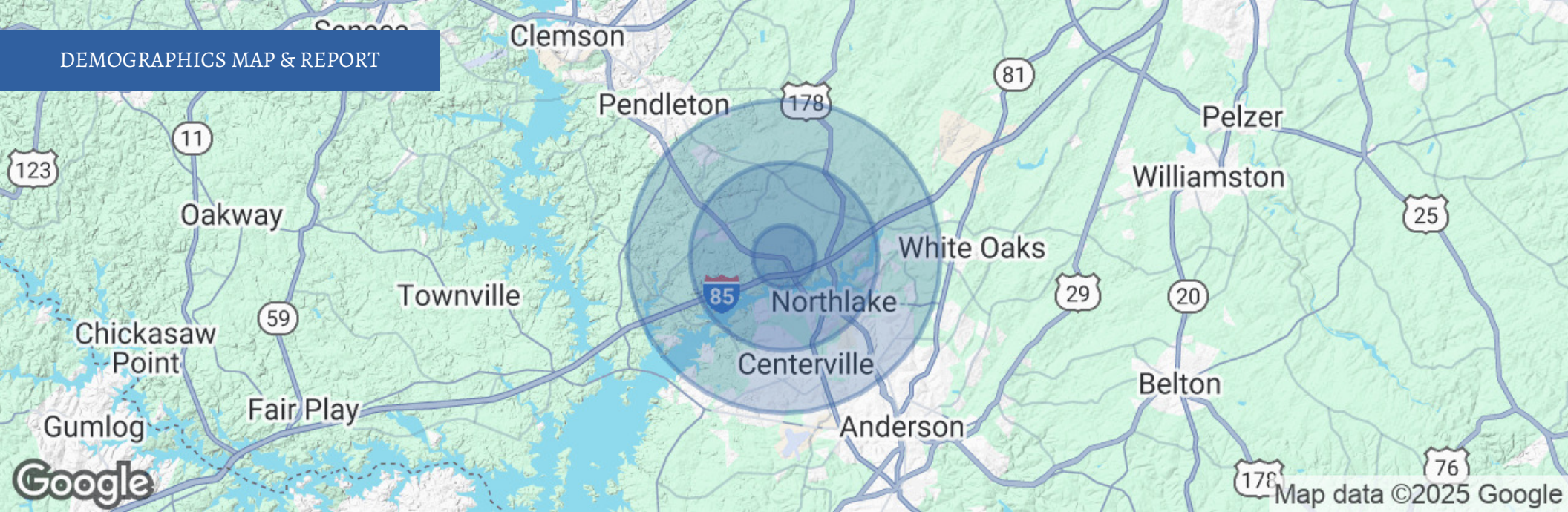


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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	573	10,555	40,241
Average Age	49	44	43
Average Age (Male)	47	42	41
Average Age (Female)	50	45	44

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	265	4,539	17,002
# of Persons per HH	2.2	2.3	2.4
Average HH Income	\$105,999	\$92,289	\$85,001
Average House Value	\$388,134	\$320,099	\$293,896

Demographics data derived from AlphaMap



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