

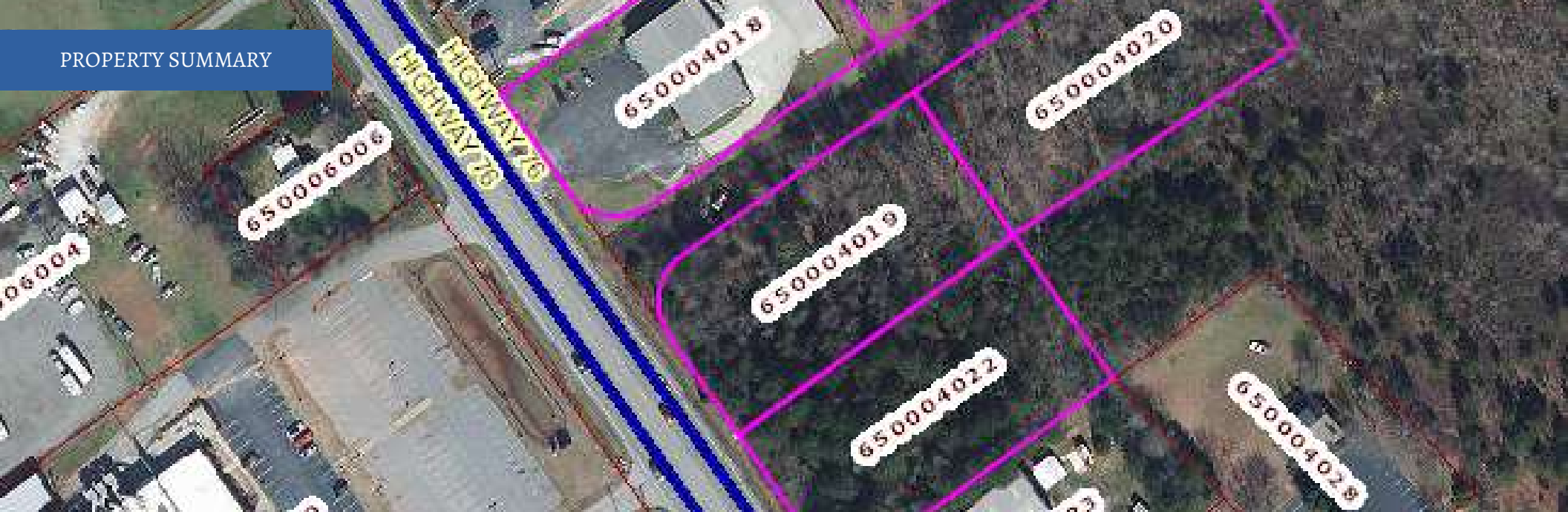


00 HIGHWAY 76

Highway 76, Pendleton, SC 29670

JOHN RUFF
Vice President
864.224.3503
johnruff@mccoywright.com





PROPERTY DESCRIPTION

Available +/- 1.00 acre lots off main corridor Hwy 76. This property consist of four Anderson County TMS #(s): 650004019, 650004020, 650004021 & 650004022. The front two (2) lots would be ideal for retail users & would be great for any business in need of a flex building. Property is zoned C-2 by Anderson County. These lots are located only +/- 2.00 miles north of I-85 & in close proximity to major industrial facilities of Arthrex & Michelin. Owners would entertain ground lease or build to suit. Please make all offers known & reach out to Listing Agent with any questions or for more information.

TMS #: 650004019 – Available for \$300,000.00

TMS #: 650004022 – Available for \$300,000.00

TMS #: 650004021 – Currently Under Contract

TMS #: 650004020 – Currently Under Contract

OFFERING SUMMARY

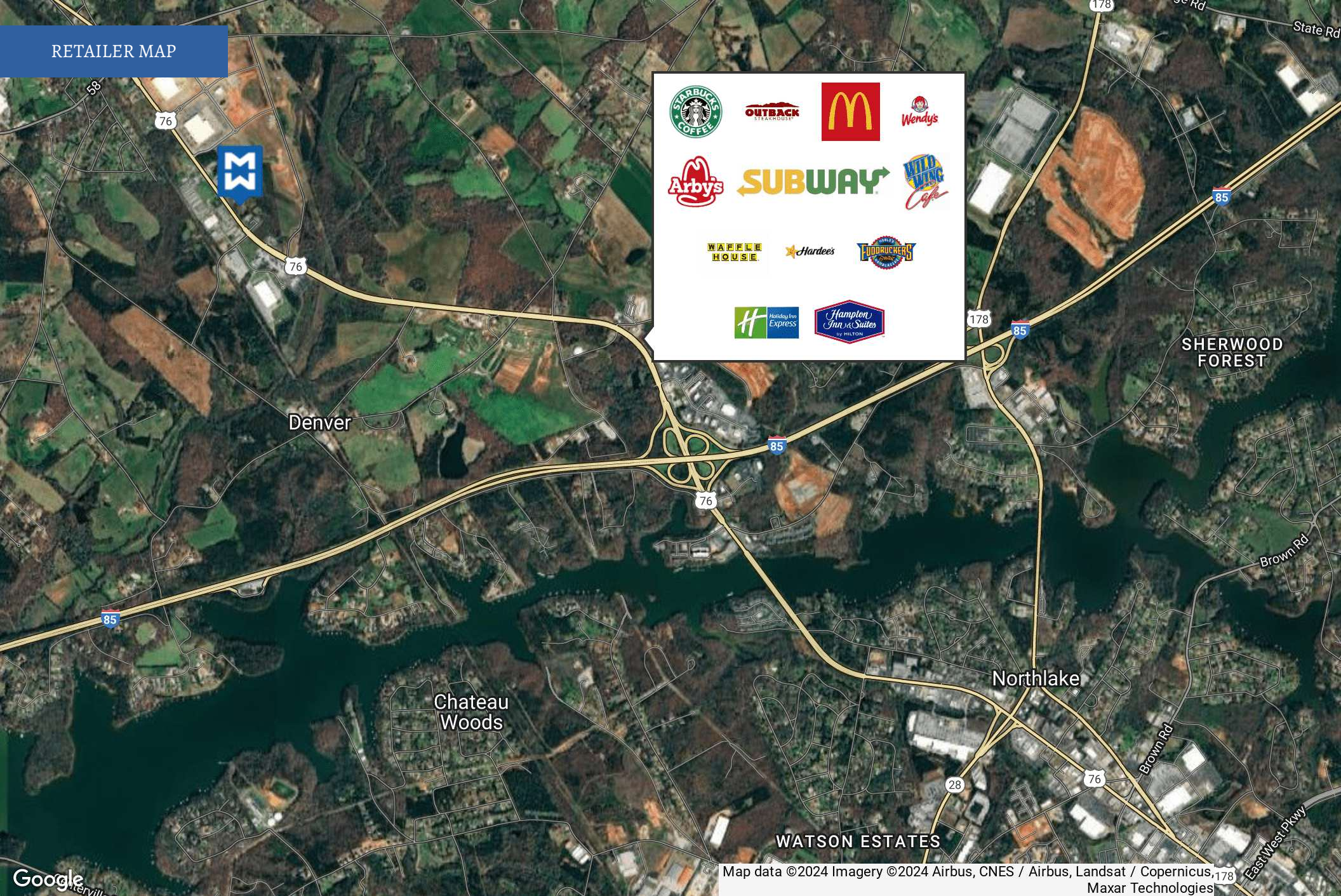
Sale Price:	\$300,000
Lease Rate:	Call For Pricing
Lot Size:	4 Acres

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,446	14,827	28,976
Total Population	5,193	33,228	63,497
Average HH Income	\$63,078	\$63,922	\$58,388



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RETAILER MAP



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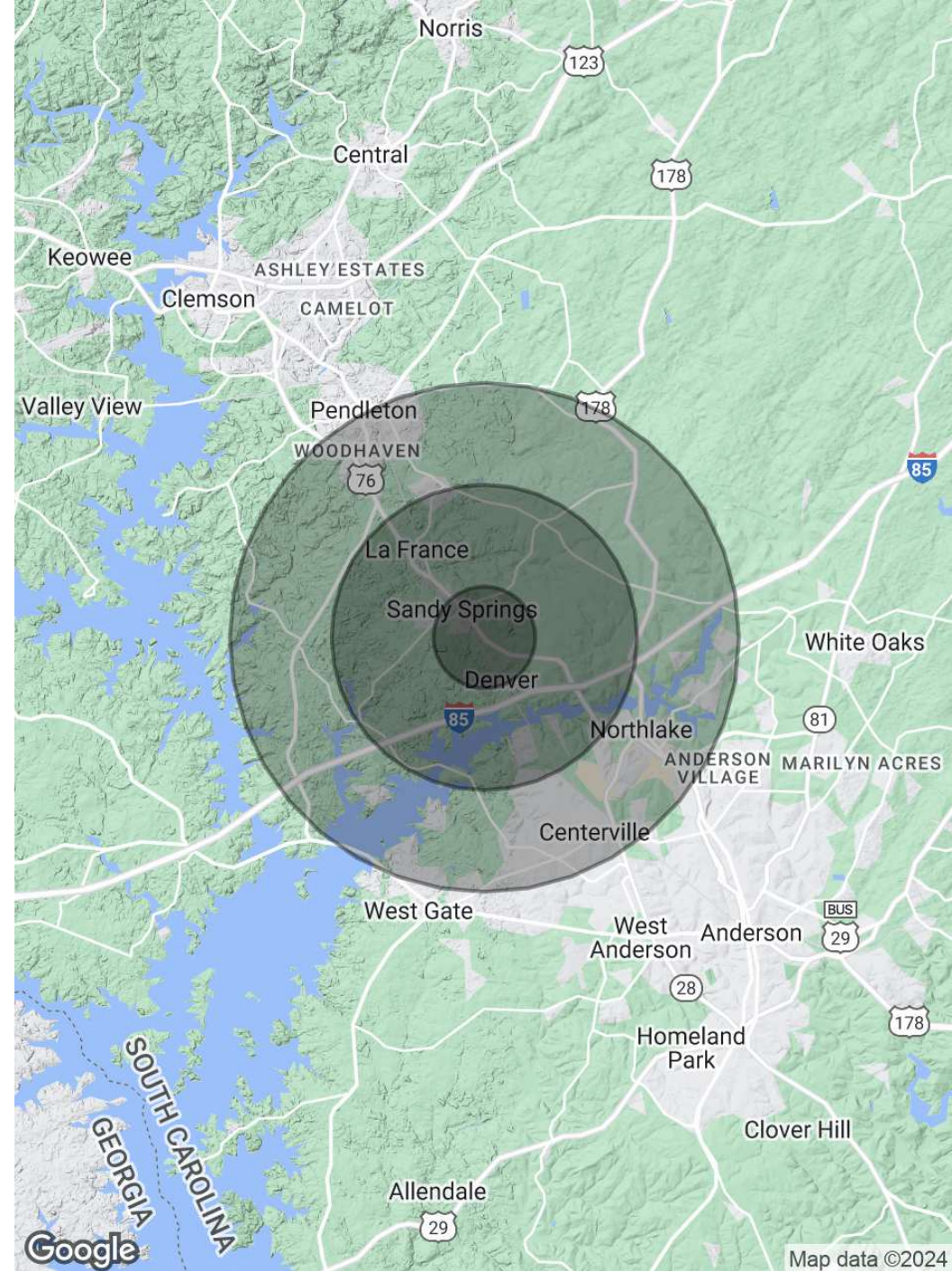
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DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,193	33,228	63,497
Average Age	39.4	38.7	39.7
Average Age (Male)	41.9	36.8	37.1
Average Age (Female)	40.4	40.7	41.8

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,446	14,827	28,976
# of Persons per HH	2.1	2.2	2.2
Average HH Income	\$63,078	\$63,922	\$58,388
Average House Value	\$191,707	\$164,132	\$145,944

2020 American Community Survey (ACS)



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