

ANDERSON CENTRAL

629-651 Hwy 28 Bypass, Anderson, SC 29624



SPACE AVAILABLE | 1,600 - 4,720 SF

PROPERTY HIGHLIGHTS

- One of the most popular Walmart stores in the market, with 2.5 million visitors per year
- Expansive parking with 300 surface spaces
- Prominent monument signage with panels available
- Signalized access on Hwy 28 bypass, which carries over 20,000 vehicles per day
- Anderson, SC is located midway between Charlotte and Atlanta along I-85, approximately 30 miles south of Greenville, SC
- Michelin, Bosch, and Arthrex are large employers who have moved into the area, contributing to its growth

COURTNEY BRUMBELOW

P: 770.913.3905

E: cbrumbelow@ackermanco.net

Ackerman Retail
A DIVISION OF ACKERMAN & CO

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STE	TENANT	SF
1	WALMART	183,211
2	AVAILABLE	3,200
3	EZ CASH LOANS	1,600
4	US WINGS	1,600
4A	SMOKE STARS VAPE	1,600
5	DOLLAR TREE	9,947
7	AVAILABLE	1,600
8	AVAILABLE	2,000
22	GREAT CLIPS	1,680
9	CRICKET WIRELESS	1,680
10	AVAILABLE	1,600
11	CHINA 1	1,200
12	AVAILABLE	4,720
13	HAPPY NAILS	1,200
14	PETSENSE	5,680

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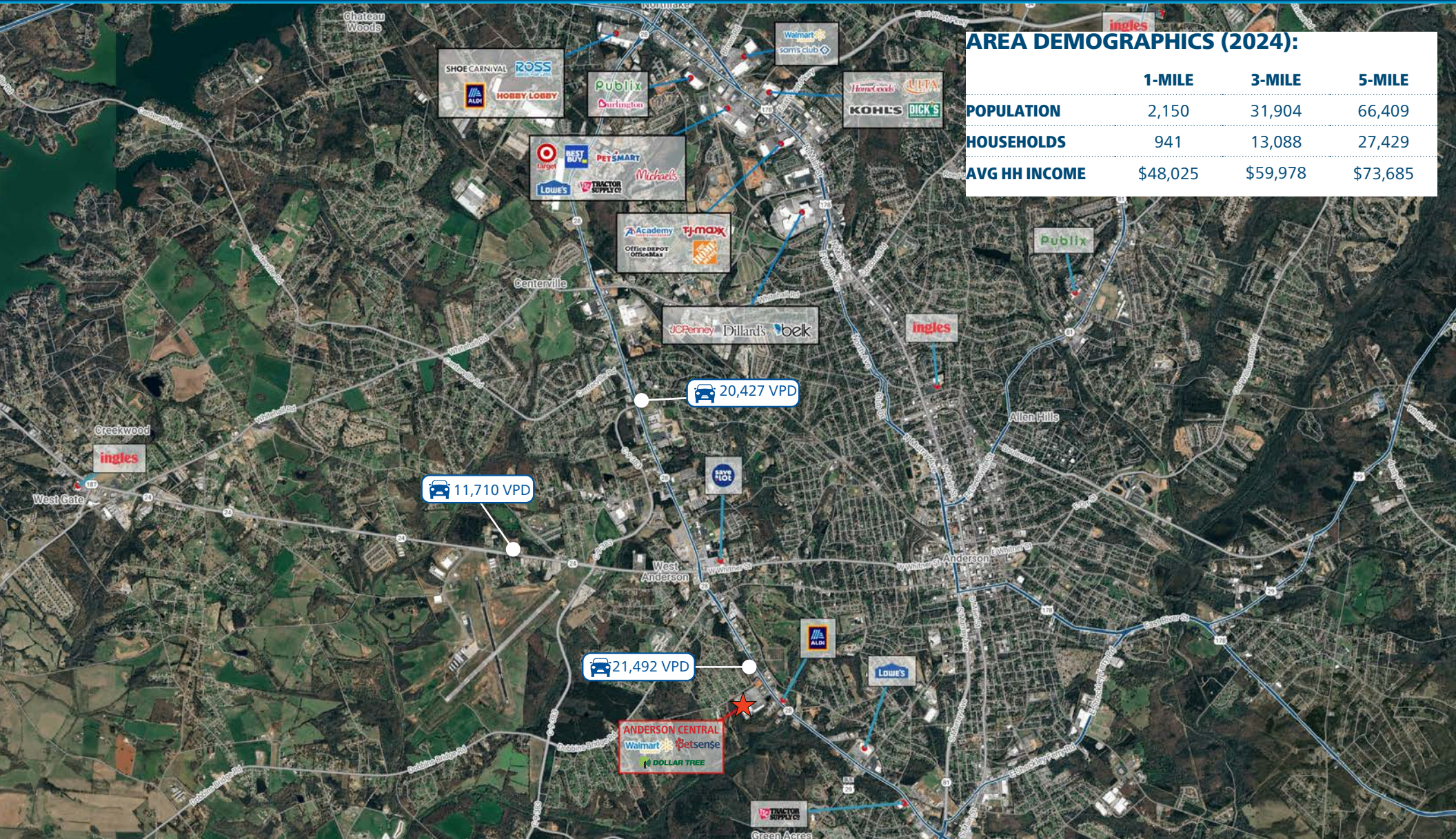
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AREA DEMOGRAPHICS (2024):

	1-MILE	3-MILE	5-MILE
POPULATION	2,150	31,904	66,409
HOUSEHOLDS	941	13,088	27,429
AVG HH INCOME	\$48,025	\$59,978	\$73,685

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