



00 HIGHWAY 28 BYPASS

00 Highway 28 Bypass, Anderson, SC 29624

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PROPERTY SUMMARY



PROPERTY HIGHLIGHTS

- Three (3) lots available near the intersection of Highway 28 Bypass & Dobbins Bridge Road
- Lot 2 & 3 (Anderson County TMS #: 124030410 & 1240304011): \$295,000.00 per lot. Each +/- 1.00 acre parcel is level & has approximately +/- 160' of frontage.
- Lot 5 (Anderson TMS #: 1240304013): \$175,000.00. The +/- 3.00-acre parcel has a billboard at the front of the property that produces income & due to its shape it sits slightly off Highway 28 Bypass. The property has direct access to Highway 28 Bypass & access to Dobbins Bridge Road through a 40' easement.
- Walmart Supercenter is located less than a mile from the property & other nearby national retailers include Advance Auto Parts, AutoZone, Aaron's, ALDI, CVS, Burger King, Bojangles, Taco Bell, KFC & Zaxby's. Traffic counts are strong for this location at over +/- 26K VPD.
- Same owner owns the adjoining property & the parcels could be purchased together.
- Buyer or Buyer's Agent to confirm any & all information – utilities, etc. Please reach out to the listing agent with any questions.

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	1,216	11,649	25,297
Total Population	3,150	29,077	61,072
Average HH Income	\$53,686	\$54,001	\$65,502

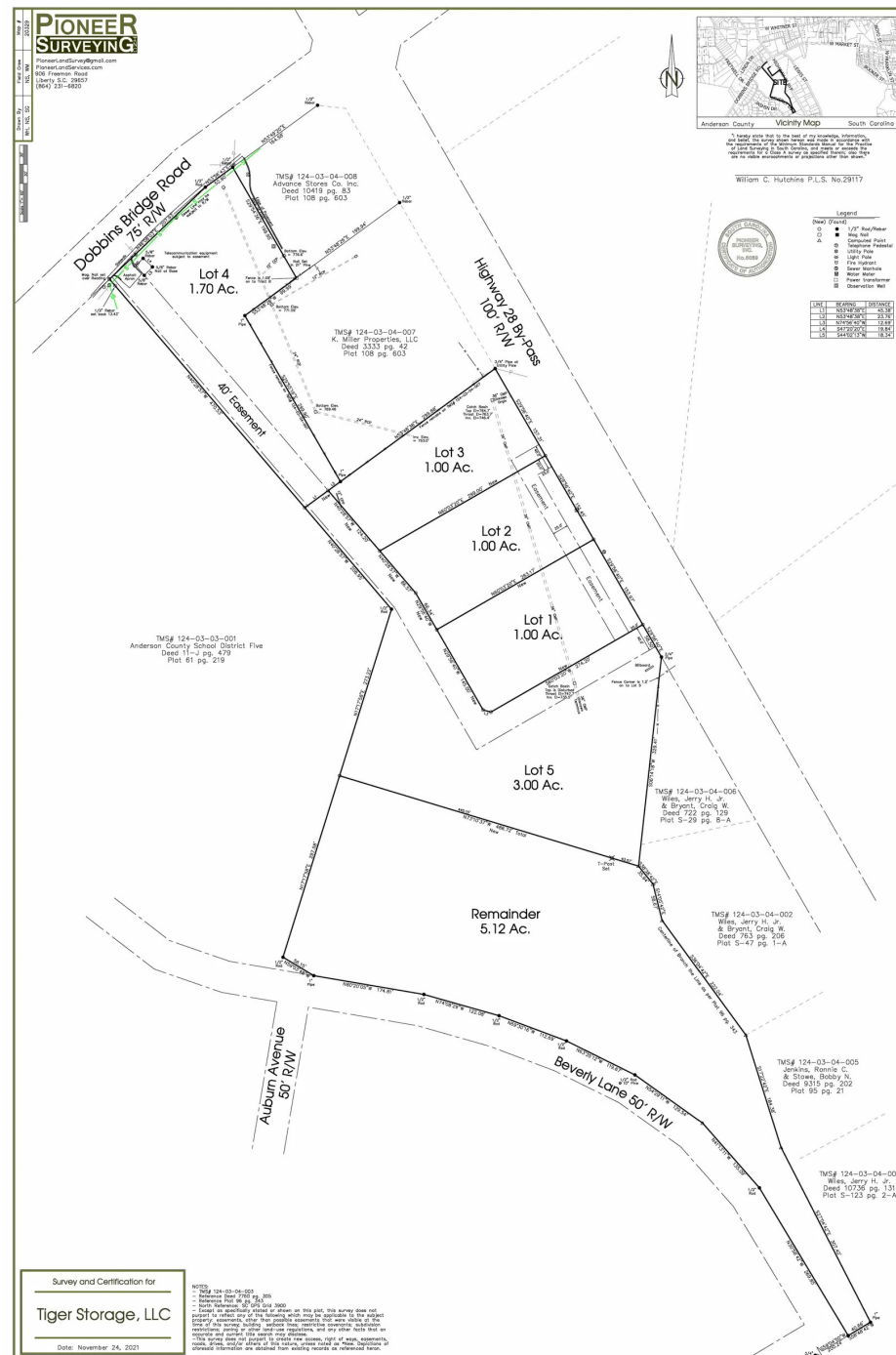


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ADDITIONAL PHOTOS

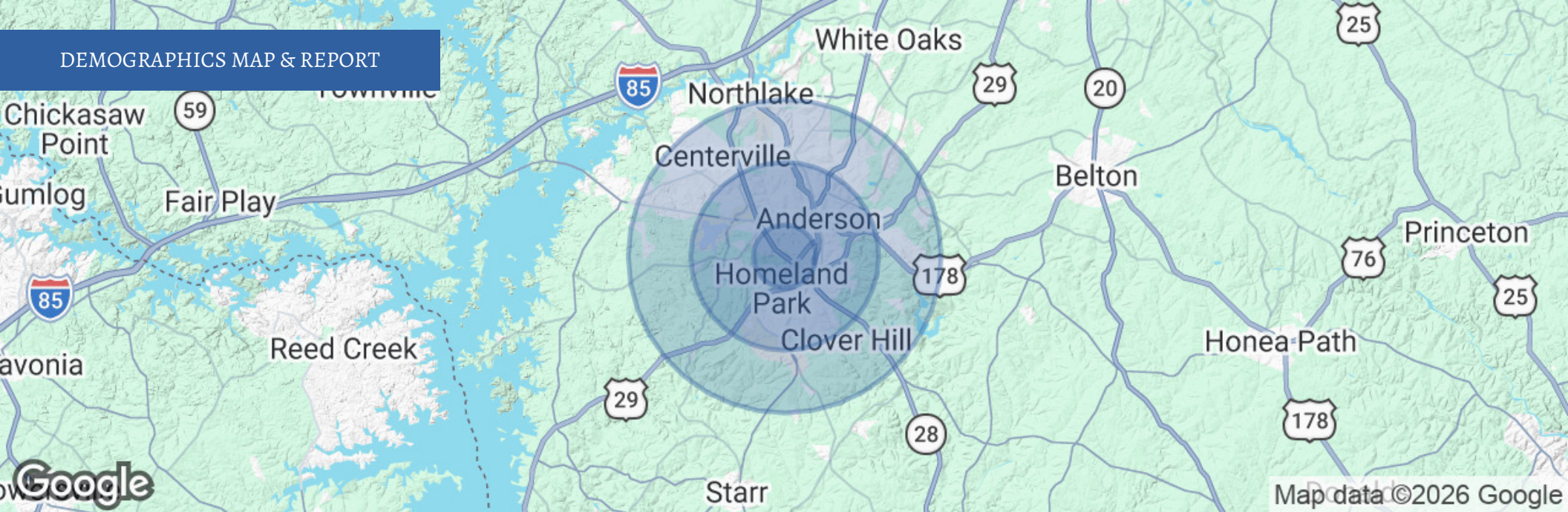


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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	3,150	29,077	61,072
Average Age	33.5	36.4	38.4
Average Age (Male)	26.7	32.4	36.2
Average Age (Female)	39.8	40.4	40.5

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,216	11,649	25,297
# of Persons per HH	2.6	2.5	2.4
Average HH Income	\$53,686	\$54,001	\$65,502
Average House Value	\$111,599	\$129,527	\$178,812

2023 American Community Survey (ACS)



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