



PAD SITE FOR SALE

329 Shadow Creek Lane, Anderson, SC 29621

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PROPERTY SUMMARY



PROPERTY HIGHLIGHTS

- For Sale - \$180,000
- ±.6 acres along Hwy 81 – ideal for medica or office use
- Pad ready condition – detention in place – all utilities at site
- Site sees roughly ±27k VPD
- ±2800 rooftops - \$72k average HHI – within ±3 miles
- Strong surrounding tenant mix including Publix, Quik Trip and Chic Fil A
- Ample ingress/egress to Hwy 81 – from Shadow Creek Dr
- Un-zoned – within the City of Anderson – Tax Map#: 1480001005

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,607	14,490	28,096
Total Population	6,288	36,543	69,958
Average HH Income	\$92,596	\$85,248	\$78,695



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