

ZANE LANDWERLEN Associate 317.525.1815 zane@mccoywright.com GARRISON SMITH
Associate
864.934.0180
garrison.smith@mccoywright.com

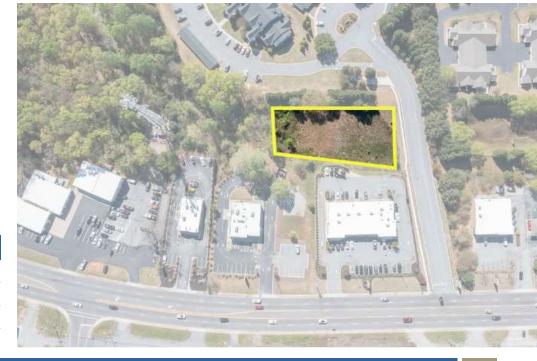




PROPERTY HIGHLIGHTS

- 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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