

+/- 1.3 Miles from
+/- 6.0 miles from
+/- 5.0 miles to Exit 19-Anderson, SC



+/- 20,200 VPD

THE SMOKIN' PIG

ruffage.

6601 HIGHWAY 76

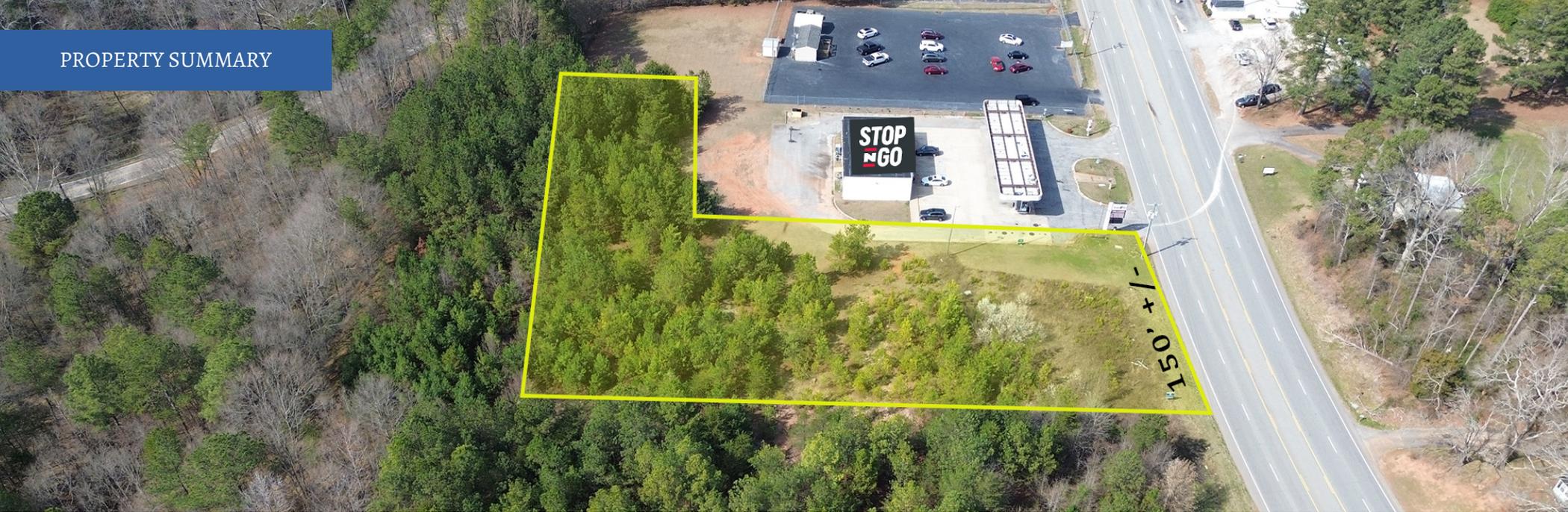
6601 U.S. 76, Pendleton, SC 29670

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PROPERTY SUMMARY



PROPERTY DESCRIPTION

- 1.64 AC located in a rapidly growing area!
- 150' of frontage on Highway 76 (20,200 VPD)!
- Property is Unzoned in Anderson County!
- Approximately 1.3 miles from Arthrex!
- Good Topography!

OFFERING SUMMARY

Sale Price:	\$349,900
Lot Size:	1.64 Acres

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	615	3,384	8,346
Total Population	1,413	8,039	24,034
Average HH Income	\$99,122	\$89,183	\$95,882

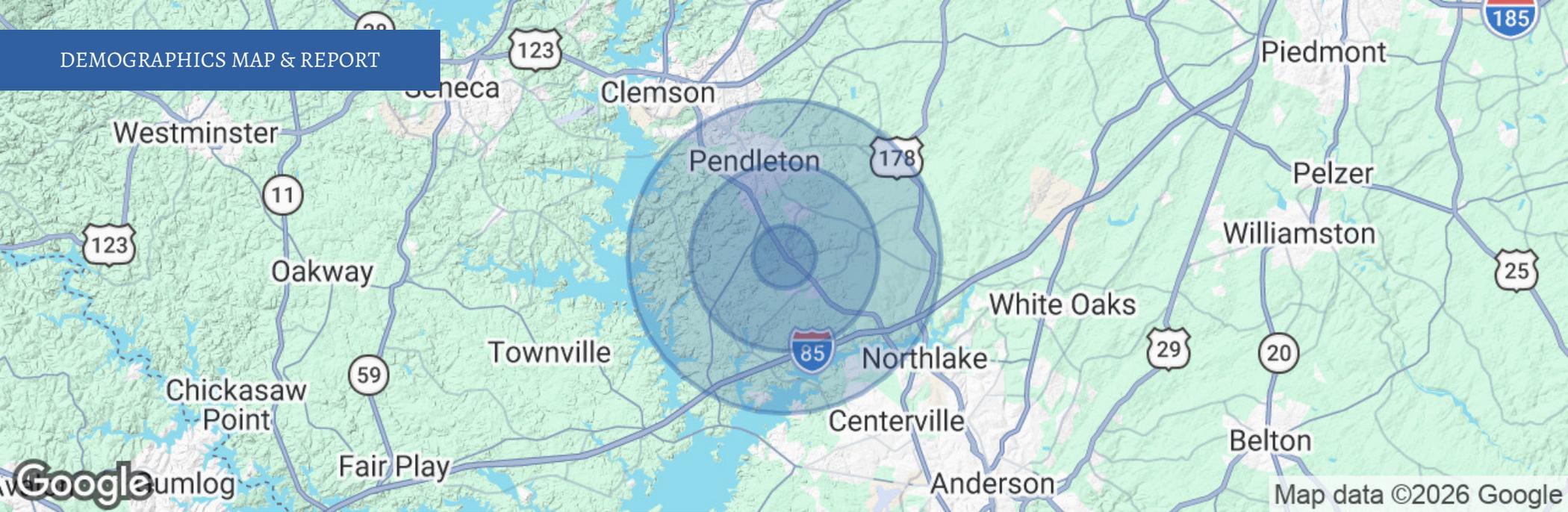


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ADDITIONAL PHOTOS



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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	1,413	8,039	24,034
Average Age	42.5	43.4	38.9
Average Age (Male)	44.1	45.5	40.1
Average Age (Female)	40.7	41.6	38.5

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	615	3,384	8,346
# of Persons per HH	2.3	2.4	2.9
Average HH Income	\$99,122	\$89,183	\$95,882
Average House Value	\$237,063	\$225,255	\$267,335

2023 American Community Survey (ACS)



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