



184,579 SF POWER CENTER FOR LEASE

302 Pearman Dairy Rd, Anderson, SC 29625

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PROPERTY DESCRIPTION

184,579 square foot power center available for lease. This property sits on the corner of Pearman Dairy Road (Hwy 28) and W Whitner Street (Hwy 24). With multiple points of ingress and egress and great visibility this property provides a great opportunity for retailers looking in the market. Please contact Zane Landwerlen for more information on the property.

PROPERTY HIGHLIGHTS

- Anchored by Citi Trends, Save-A-Lot, and Family Dollar and Foothills Medical
- Located at a hard corner
- Multiple points of ingress and egress
- Traffic count is 21,300 VPD
- Excellent visibility and easy access from major corridors
- New Development outparcel is also available for for purchase (call for pricing).
- Call for Lease Rates

OFFERING SUMMARY

Lease Rate:	Call for Lease Rates
Lot Size:	18.26 Acres
Building Size:	184,579 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,281	15,896	30,730
Total Population	5,023	33,404	67,204
Average HH Income	\$37,699	\$47,244	\$53,196



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SITE PLAN



C1	Foothills Medical	22,720 SF
C3	Foothills Medical	7,000 SF
C6	Beauty World	12,924 SF
C8	AVAILABLE	3,997 SF
C9	AVAILABLE	1,800 SF
A14	Xclusive Urban Wear	490 SF
A13	AVAILABLE	1,029 SF
A12	Magha's Brow & Lash Bar	1,078 SF
A11	Anderson County Sheriffs	1,210 SF
A10	AVAILABLE	1,763 SF
A9	Rise & Shine Adult Day Care	3,445 SF
A8	AVAILABLE	20,000 SF
A7	AVAILABLE	30,000 SF
A6	Family Dollar	7,020 SF
A5	Liquor Store	3,300 SF
A4B	Save-A-Lot	18,322 SF
A4	AVAILABLE	18,081 SF
A3	Citi Trends	16,300 SF
A1	OK Nail and Spa	2,500 SF
B7	AVAILABLE	1,600 SF
B2	Glory Outreach	8,800 SF
B1	Napolean Shears	1,200 SF
A	NEW DEVELOPMENT	Call for Price



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ADDITIONAL PHOTOS



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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,023	33,404	67,204
Average Age	36.8	38.7	38.8
Average Age (Male)	35.2	36.0	36.8
Average Age (Female)	39.3	42.4	41.2

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,281	15,896	30,730
# of Persons per HH	2.2	2.1	2.2
Average HH Income	\$37,699	\$47,244	\$53,196
Average House Value	\$72,842	\$104,466	\$128,422

2020 American Community Survey (ACS)



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