

ANDERSON, SC | GL OR BTS OPPORTUNITY | 1.79 AC



## Site Information

- Signalized Corner Retail Site with prime frontage along Hwy 81
- Seeking Ground Lease or Build-to-Suit Opportunity
- Site is situated right along connector to Clemson Blvd (Concord Rd)

**REALTYLINK**<sub>LLC</sub>

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## SIGNALIZED CORNER SITE

Located at the signalized intersection of Highway 81 and Concord Road in Anderson, this ±1.8-acre site offers excellent visibility and access along a primary retail corridor. With strong frontage on Highway 81 and full-access ingress/egress, the property is well-positioned to capture both northbound and southbound traffic.

### AVAILABILITY

1.8 AC of Retail

### TRAFFIC COUNT

Hwy 81 (19,000 AADT)

Concord Rd (5,900 AADT)

### NEARBY TRAFFIC GENERATORS

- TL Hanna High School
- AnMed Health Medical Center
- McCants Middle School
- Bosch
- Anderson University

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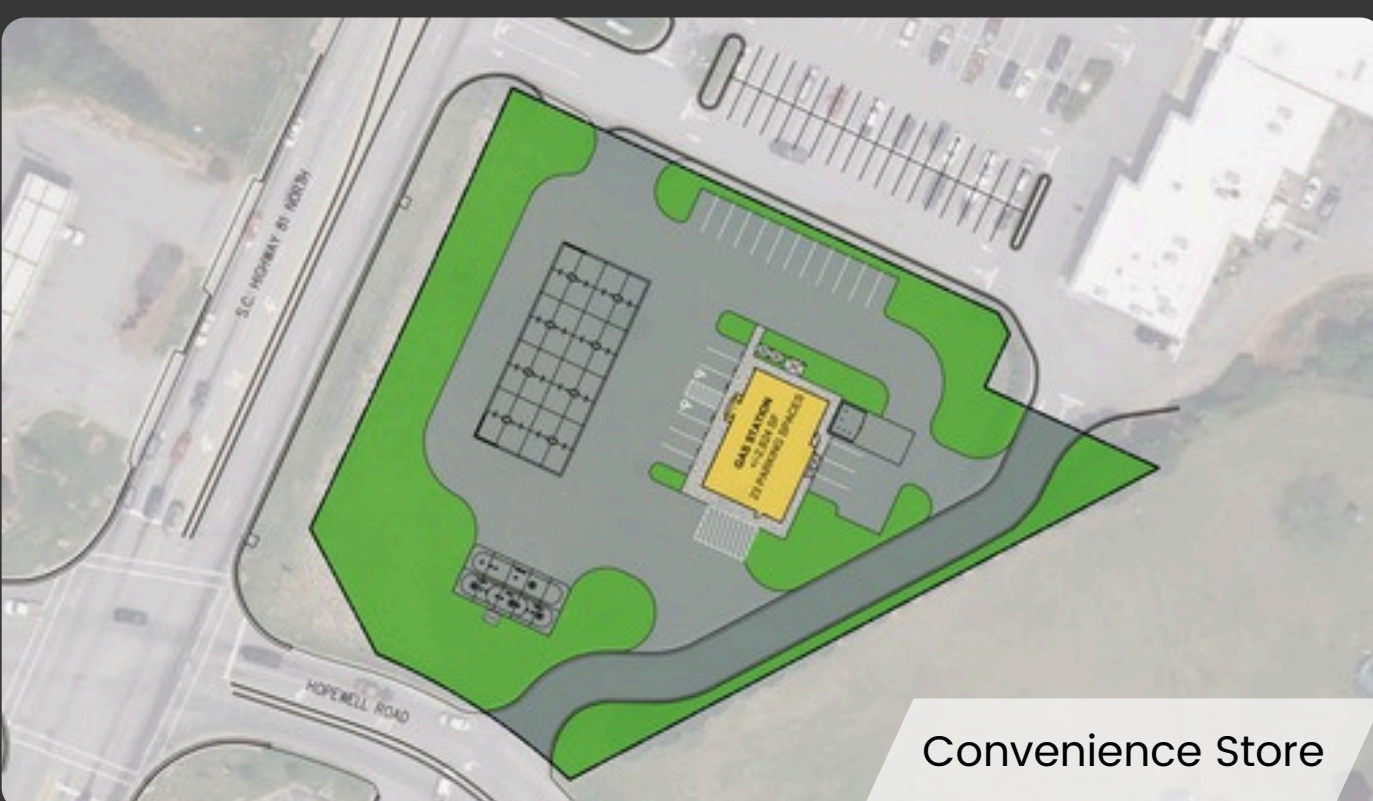
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QSR/Oil Change



Convenience Store