



PROPERTY DESCRIPTION

McCoy Wright is pleased to present ±.45 acres for Ground Lease or BTS located at 1807 E Greenville St in Anderson SC. This site is positioned beside the new Hip Burger (opening Q1 2025) and adjacent to a variety of other national retailers including Publix, Chick-Fil-A and Quik Trip. Please reach out to the listing brokers for additional information on the site.

PROPERTY HIGHLIGHTS

- For Ground Lease or BTS – roughly ±.45 acres
- Suitable for up to ±3000 SF building
- Site sees roughly ±27k VPD along Hwy 81
- ±2800 rooftops - \$72k average HHI – within ±3 miles
- Ample ingress/egress to Hwy 81
- Sites positioned between AnMeds Anderson Campus and Anderson University

OFFERING SUMMARY

Lease Rate:	Call for Pricing
Lot Size:	0.45 Acres

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,610	14,609	28,096
Total Population	6,292	36,842	69,958
Average HH Income	\$92,331	\$84,738	\$78,695



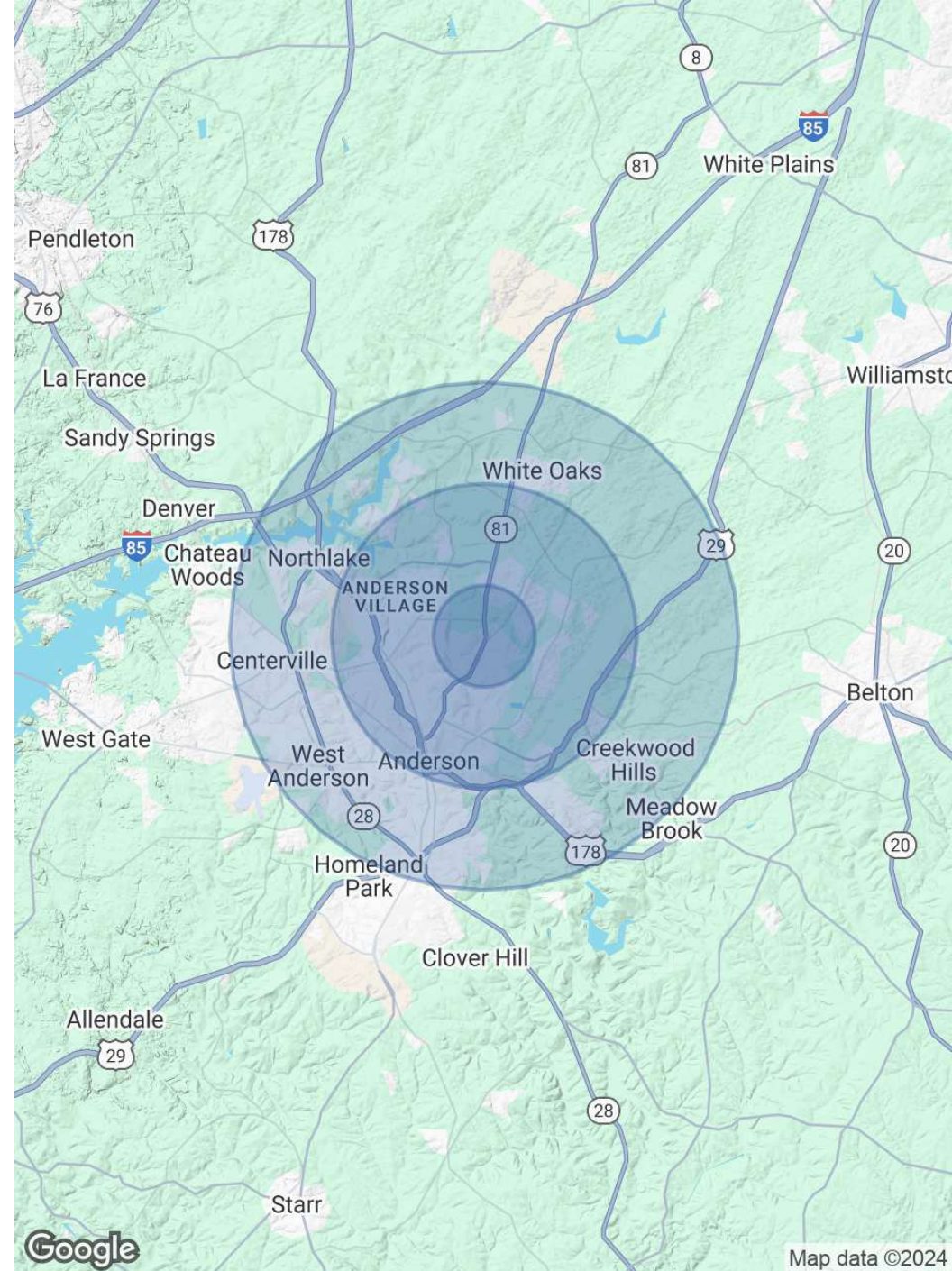
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DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,292	36,842	69,958
Average Age	44	41	41
Average Age (Male)	41	39	40
Average Age (Female)	47	42	43

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,610	14,609	28,096
# of Persons per HH	2.4	2.5	2.5
Average HH Income	\$92,331	\$84,738	\$78,695
Average House Value	\$295,629	\$270,983	\$250,845

Demographics data derived from AlphaMap



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