

E Greenville St. 30k+ VPD



1807 E GREENVILLE ST

1807 E Greenville St, Anderson, SC 29621

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PROPERTY SUMMARY



PROPERTY DESCRIPTION

Available +/- 0.35 acre pad ready property located on one of Anderson's busiest & fastest growing corridors at 1807 E Greenville Street. This property is directly beside the new HipBurger & positioned between the AnMed North Campus & Anderson University. Features of the property include shared stormwater & detention, utilities, ample amount of existing parking & access off Highway 81 N. Traffic counts are strong for this location exceeding 30K VPD & the property has +/- 75' of frontage. The property is in city limits & is zoned Neighborhood Commercial by the City of Anderson. National retailers near the property include Publix, Chick-fil-A, McDonald's, Panera Bread & QuikTrip – among many others. Ideal uses for the property are smaller concept QSR or medical office. The property is offered as available for ground lease, build-to-suit or for sale. All information to be confirmed by Buyer or Buyer's Agent. Please reach out to Listing Agent for pricing or with any questions.

OFFERING SUMMARY

Lease Rate:	Call for Pricing
Lot Size:	0.35 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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ADDITIONAL PHOTOS

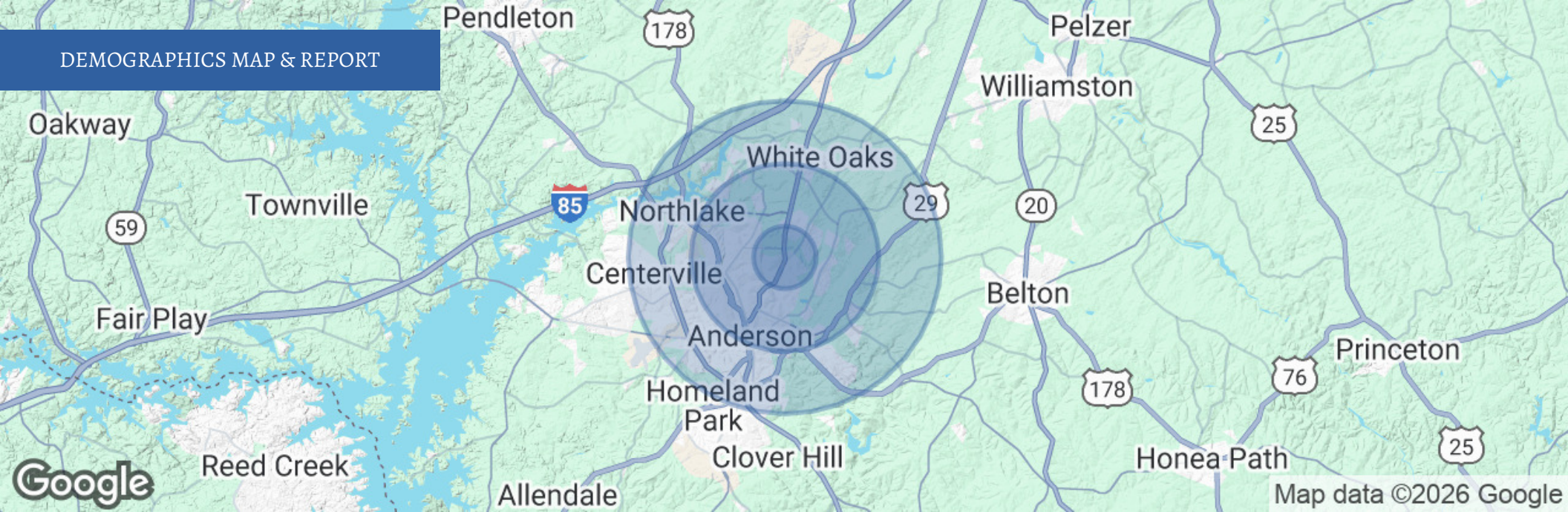
Bojangles



E Greenville St. 301st VPD



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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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