



# 107 STATION DR.

107 Station Drive, Anderson, SC 29621

**JACKSON WILLIAMSON**

Vice President

864.376.4442

[jackson@mccoywright.com](mailto:jackson@mccoywright.com)

**DAVID BECK**

Junior Associate

864.934.2878

[david@mccoywright.com](mailto:david@mccoywright.com)



## PROPERTY SUMMARY



### PROPERTY DESCRIPTION

Prime land parcel for Sale.

Prime commercial outparcel available within Anderson Station, a well-established retail destination in Anderson, SC. This  $\pm 0.24$ -acre development site offers outstanding visibility, easy access, and a strategic location along Anderson's primary retail corridor. The property is ideal for a retailer, quick-service restaurant, coffee concept, or other approved commercial use looking to serve the surrounding residential and retail trade area. Contact listing brokers for more information.

### PROPERTY HIGHLIGHTS

- $\pm 0.24$ -acre commercial outparcel
- Prime location within Anderson Station
- Excellent visibility and accessibility
- Minutes from I-85
- Surrounded by national retailers and restaurants
- Strong retail corridor with high consumer traffic
- Utilities available
- Subject to recorded use restrictions and approved uses

### OFFERING SUMMARY

|             |            |
|-------------|------------|
| Sale Price: | \$375,000  |
| Lot Size:   | 0.24 Acres |



**Jackson Williamson**, Vice President | 864.376.4442 | [jackson@mccoywright.com](mailto:jackson@mccoywright.com)

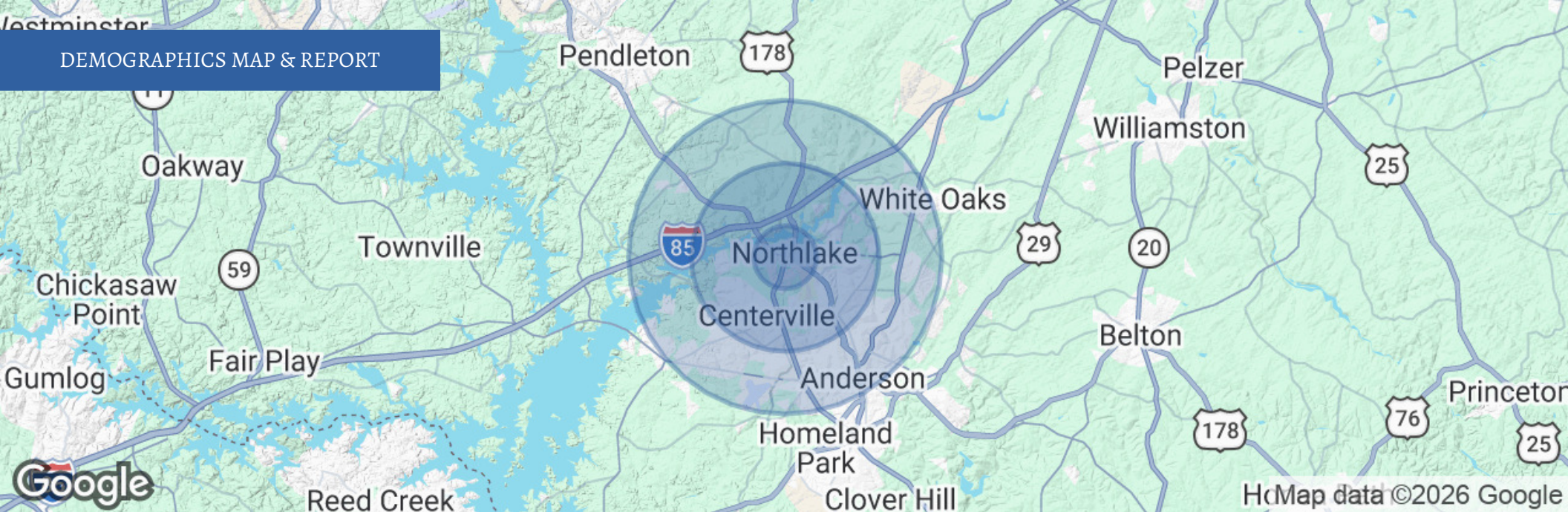
**David Beck**, Junior Associate | 864.934.2878 | [david@mccoywright.com](mailto:david@mccoywright.com)

ADDITIONAL PHOTOS



**Jackson Williamson**, Vice President | 864.376.4442 | [jackson@mccoywright.com](mailto:jackson@mccoywright.com)  
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## DEMOGRAPHICS MAP & REPORT



| POPULATION           | 1 MILE | 3 MILES | 5 MILES |
|----------------------|--------|---------|---------|
| Total Population     | 2,370  | 20,961  | 57,506  |
| Average Age          | 35.5   | 41.6    | 40.8    |
| Average Age (Male)   | 34.5   | 39.9    | 39.3    |
| Average Age (Female) | 38.2   | 43.2    | 42.3    |

| HOUSEHOLDS & INCOME | 1 MILE    | 3 MILES   | 5 MILES   |
|---------------------|-----------|-----------|-----------|
| Total Households    | 1,008     | 9,228     | 24,010    |
| # of Persons per HH | 2.4       | 2.3       | 2.4       |
| Average HH Income   | \$119,055 | \$89,919  | \$84,466  |
| Average House Value | \$220,752 | \$236,270 | \$236,079 |

2023 American Community Survey (ACS)



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