



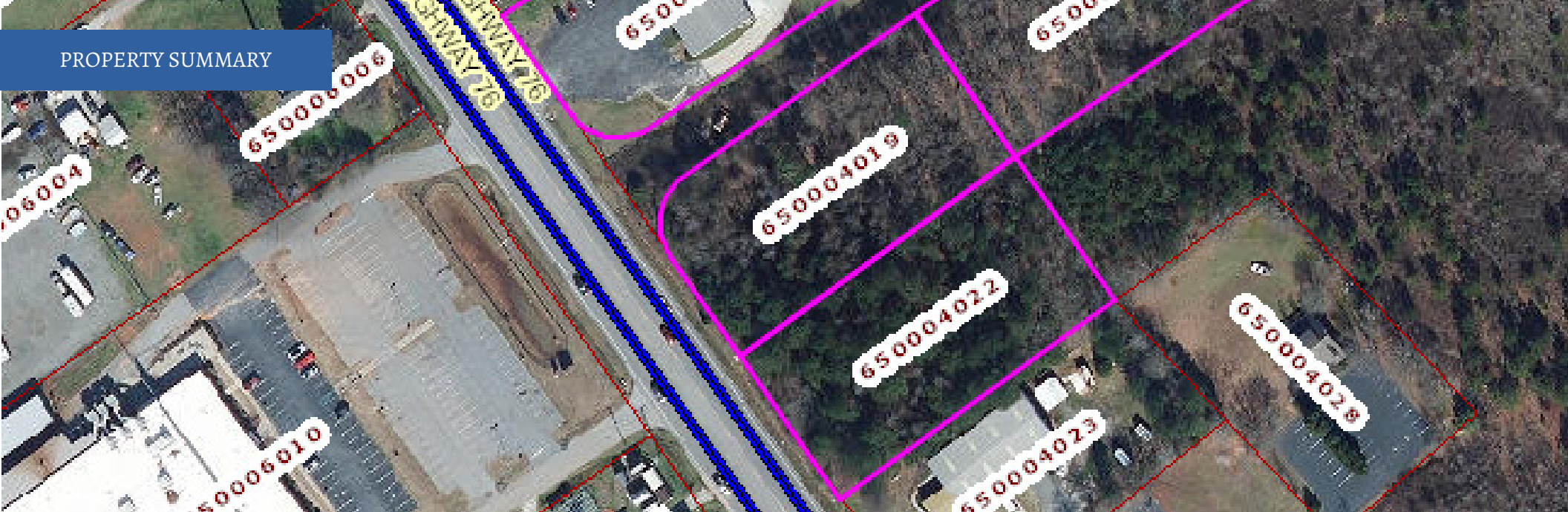
00 HIGHWAY 76

Highway 76, Pendleton, SC 29670

LATHAN BENNETT
Development
864.314.9036
lathan@mccoywright.com



PROPERTY SUMMARY



PROPERTY DESCRIPTION

Available two (2) +/- 1.00 acre lots off main corridor Highway 76 (Anderson County TMS #(s): 650004019 & 650004022). These lots would be great for retail users or any business owner in need of a flex building. Property is zoned C-2 by Anderson County. The property is located only +/- 2.00 miles north of I-85 & in close proximity to major industrial facilities of Arthrex & Michelin. Owners would entertain ground lease or build to suit. Please make all offers known & reach out to Listing Agent with any questions or for more information.

TMS #: 650004019 – Available for \$300,000.00

TMS #: 650004022 – Available for \$300,000.00

OFFERING SUMMARY

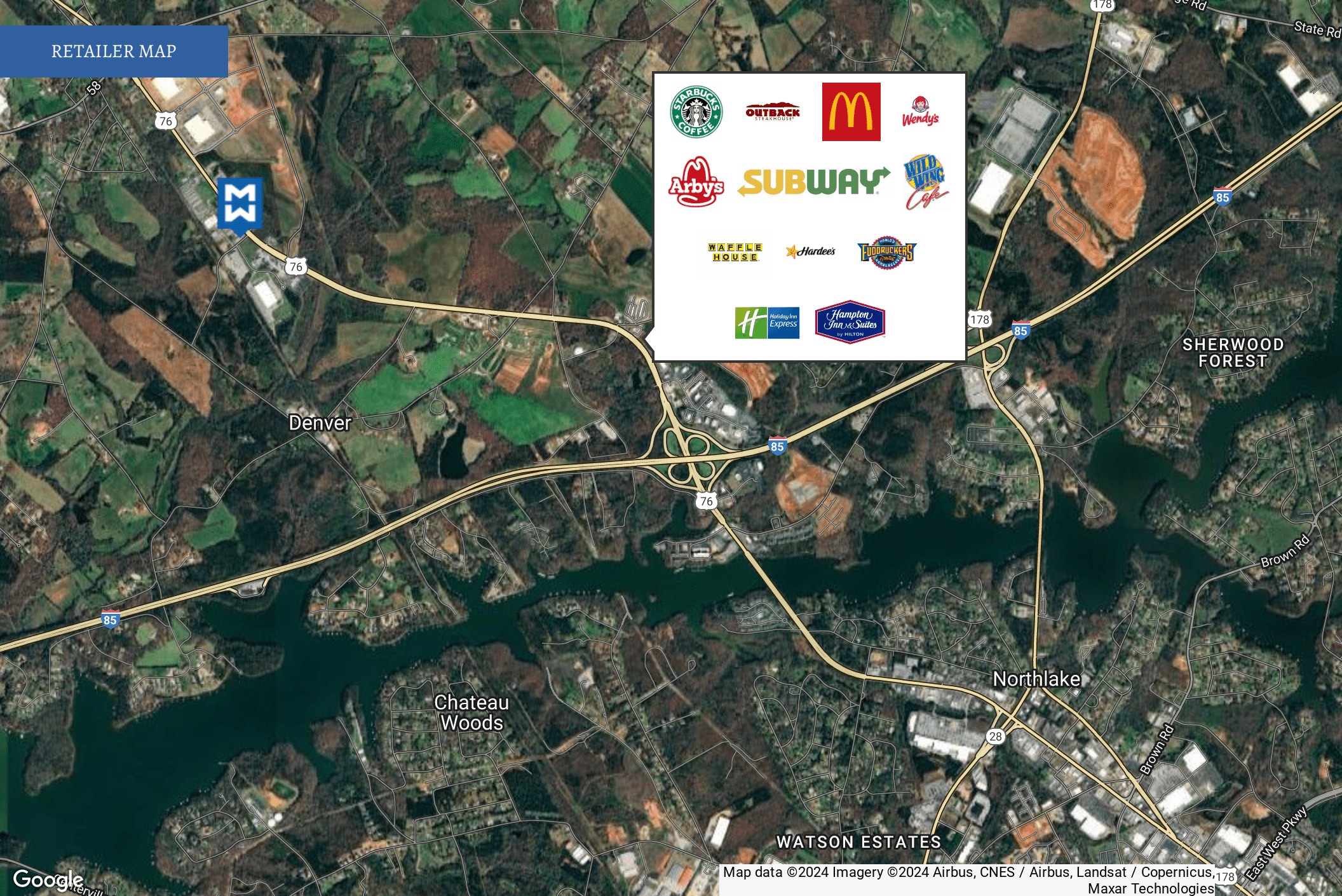
Sale Price:	\$300,000
Lease Rate:	SF / year (Ground
Lot Size:	2 Acres

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,446	14,827	28,976
Total Population	5,193	33,228	63,497
Average HH Income	\$63,078	\$63,922	\$58,388



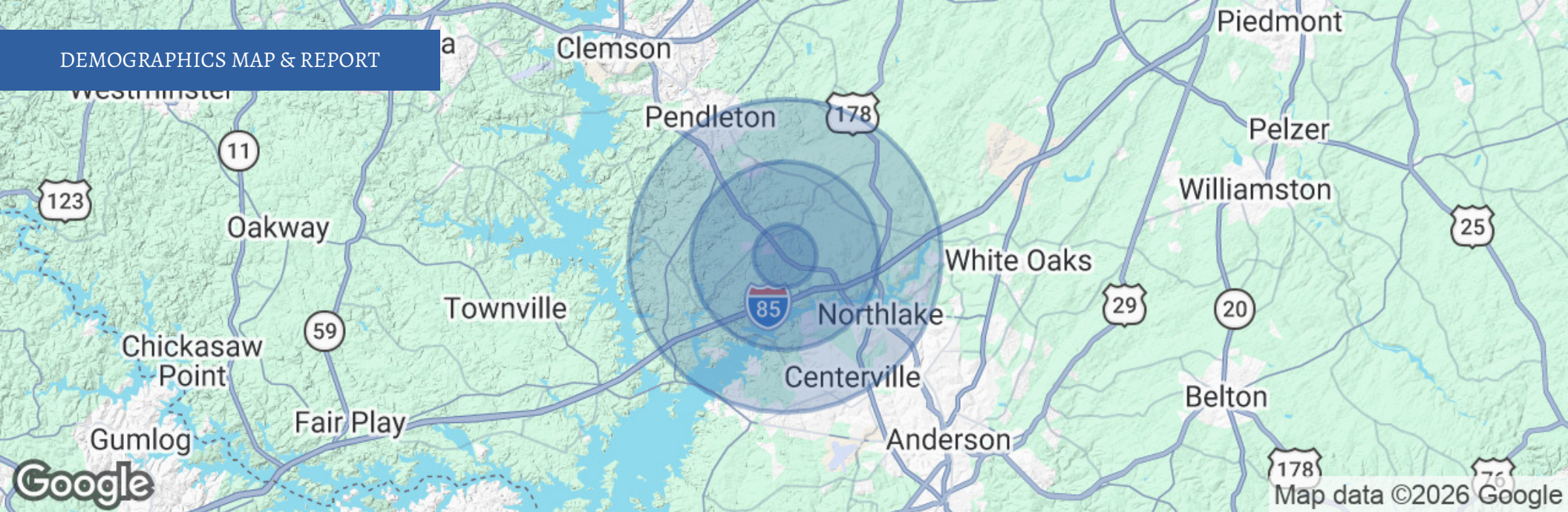
Lathan Bennett, Development | 864.314.9036 | lathan@mccoywright.com

RETAILER MAP



Lathan Bennett, Development | 864.314.9036 | lathan@mccoywright.com

DEMOGRAPHICS MAP & REPORT



POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	5,193	33,228	63,497
Average Age	39.4	38.7	39.7
Average Age (Male)	41.9	36.8	37.1
Average Age (Female)	40.4	40.7	41.8

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	2,446	14,827	28,976
# of Persons per HH	2.1	2.2	2.2
Average HH Income	\$63,078	\$63,922	\$58,388
Average House Value	\$191,707	\$164,132	\$145,944

2020 American Community Survey (ACS)



Lathan Bennett, Development | 864.314.9036 | lathan@mccoywright.com



McCOY WRIGHT
COMMERCIAL REAL ESTATE

LATHAN BENNETT

Development

Direct: 864.314.9036
lathan@mccoywright.com

SC #144691



Lathan Bennett, Development | 864.314.9036 | lathan@mccoywright.com