



1486 PEARMAN DAIRY ROAD

1486 Pearman Dairy Road, Anderson, SC 29625

JOHN RUFF

Vice President

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PROPERTY DESCRIPTION

Available for lease +/- 1200 SF retail space located at 1486 Pearman Dairy Road in Whitehall Commons. The space is primarily open retail but could be converted into office space. This property is located in a great retail trade area at one of the busiest intersections in Anderson County. Situated at the red light corner of Pearman Dairy Road & Whitehall Road behind McDonald's this property possesses great signage, ample amount of parking & multiple points of access. Traffic counts on Pearman Dairy Road exceed approximately 22K VPD & traffic counts on Whitehall Road exceed approximately 13K VPD. Whitehall Commons is a total of +/- 8400 SF & co-tenancy includes a mix of local & regional tenants. National brand retailers in close proximity to the property include McDonald's, Arby's, QuikTrip & a new construction Starbucks. This is a prime opportunity for any retailer interested in the Highway 28 Bypass corridor. Asking price is \$14.00/SF NNN & estimated NNN expenses are \$5.45/SF. Please reach out to Listing Agent with any interest or to schedule a showing.

OFFERING SUMMARY

Lease Rate:	\$14.00 SF/yr (NNN)
Available SF:	1,200 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	1,239	13,648	27,477
Total Population	2,858	31,838	67,229
Average HH Income	\$76,090	\$74,127	\$77,333



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SITE PLAN



SITE PLAN

#	SUITE	TENANT
1	1480	Electric City Vapor
2	1482-1484	Alliance Anderson
3	1486	Available
4	1488	Accurate Diagnostics
5	1490-1492	Lounge Nails



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RETAILER MAP

Chateau Woods

QuikTrip, DOLLAR TREE, HOBBY LOBBY, five BELOW, OLD NAVY, Olive Garden, TEXAS ROADHOUSE, Panera BREAD, El JIMADOR, PATRON

Northlake

TATES

Academy SPORTS+OUTDOORS, TJ-MAXX, DOLLAR TREE, BAM! SPORTS & MORE, ROSES, Dillard's, belk

Walmart, Sam's CLUB, LONGHORN STEAKHOUSE, PEOPLES BANK, TRUIST, Michaels, TARGET, WELLS FARGO, TUCKER'S, KOHL'S, ULTA BEAUTY, Chick-fil-A, DICK'S, TRACTOR SUPPLY, STARBUCKS COFFEE, ARNOLD'S, TAGO

CVS pharmacy, Walgreens, Stop-A-Minut, FAMILY DOLLAR, SPINX, First Citizens Bank, Mama Penn's, TD, Bank of America, MCDONALD'S, DUNKIN' DONUTS, CASA FUENTES

CLEARVIEW

Centerville

MCDONALD'S, QuikTrip, DOLLAR GENERAL, CARWASH, Update Credit Union, CIRCLE K

Whitehall Rd
Centerville Rd

Centerville Rd
Centerville Rd

Whitehall Rd

E North Ave
N Main St
North Ave
Club Dr

ALLEN HILLS



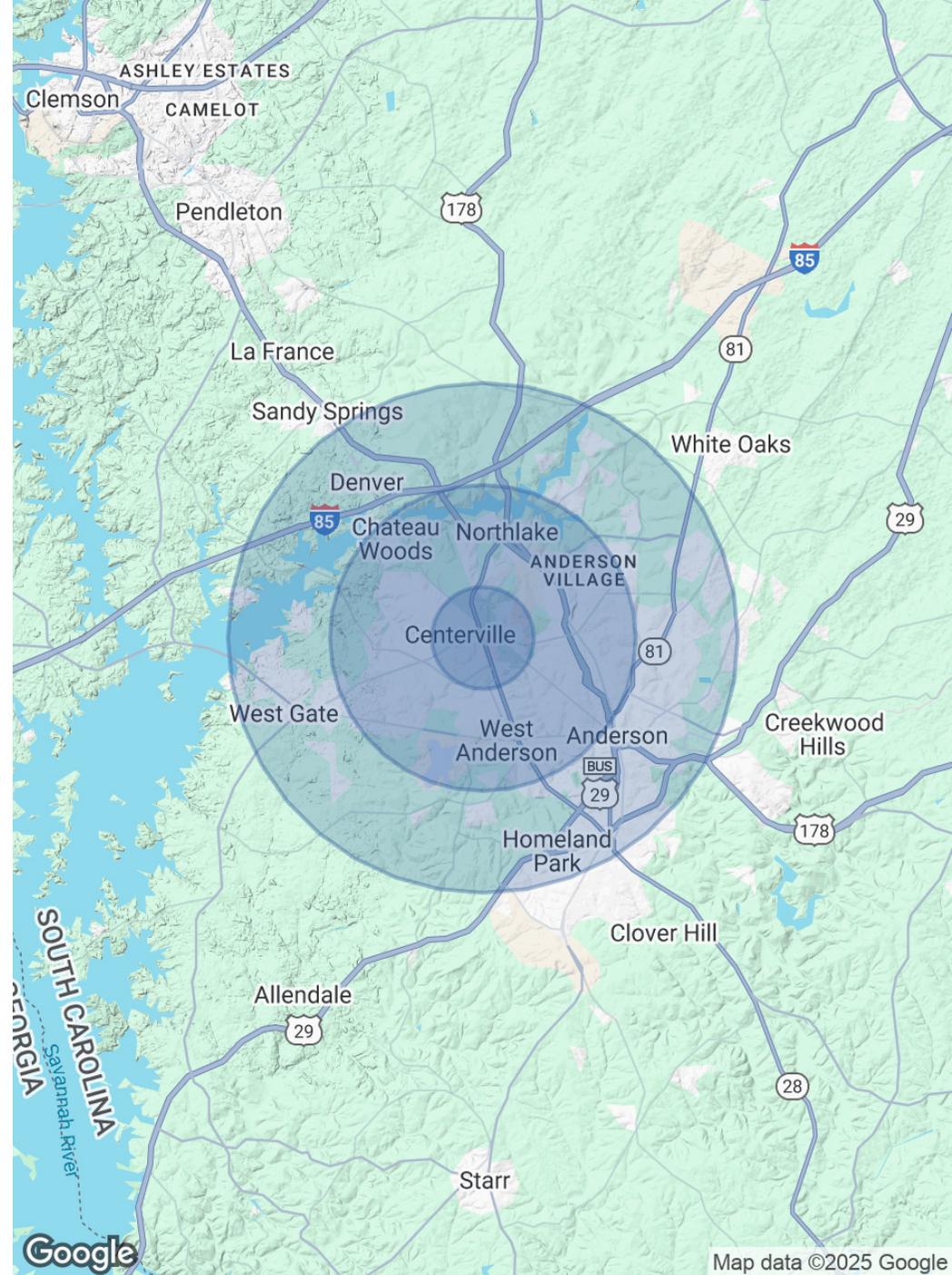
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DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	2,858	31,838	67,229
Average Age	41	42	42
Average Age (Male)	39	40	40
Average Age (Female)	42	43	43

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,239	13,648	27,477
# of Persons per HH	2.3	2.3	2.4
Average HH Income	\$76,090	\$74,127	\$77,333
Average House Value	\$213,469	\$231,354	\$248,939

Demographics data derived from AlphaMap



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