



FOR SALE

0.97-Acre Corner Lot at Signalized Intersection

**1710 E. Greenville Street
Anderson, SC 29621**

- Near AnMed Health Hospital, Publix, Chick-fil-A and other national brands, driving steady consumer traffic and cross-shopping.
- Signalized intersection on major commercial corridor with high traffic counts and strong visibility.
- Rapid growth along E Greenville Street with new healthcare, multifamily and retail developments.



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Asking Price
\$1,499,000

Property Details

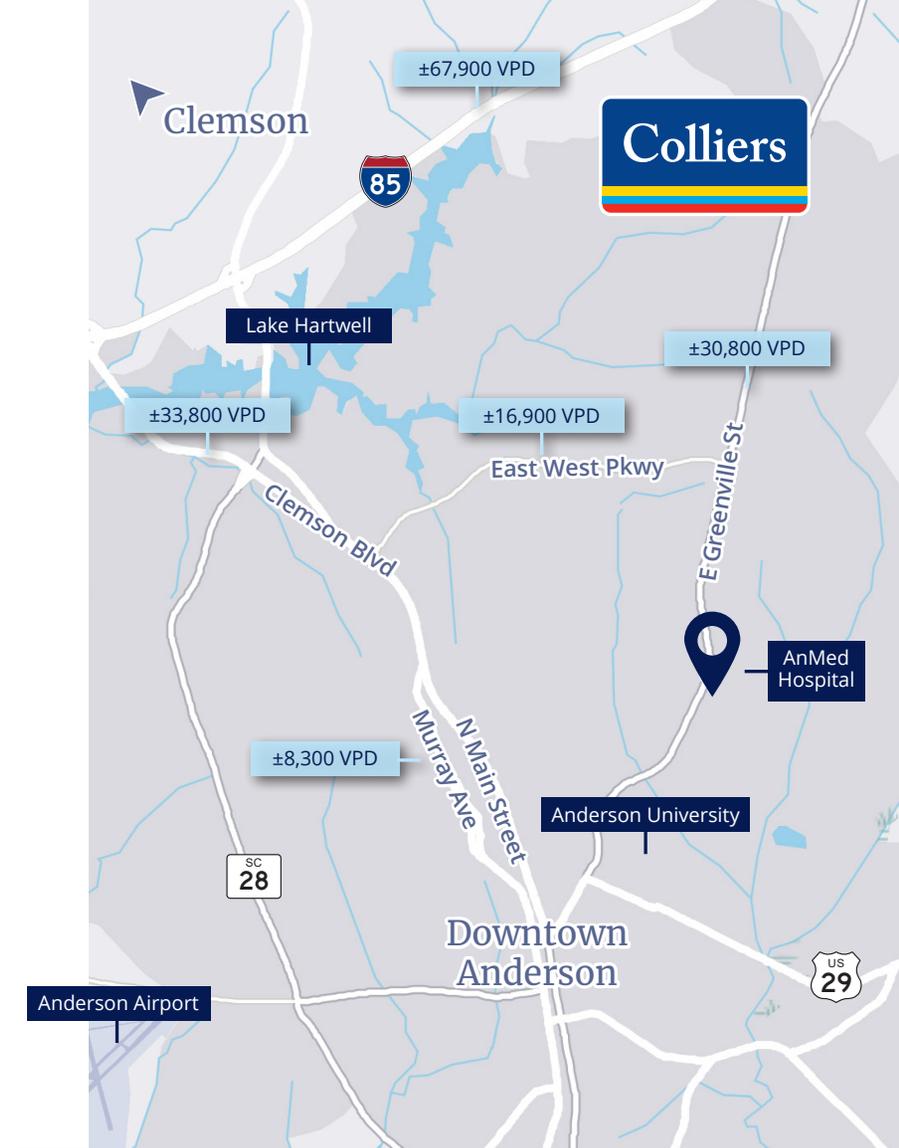
Address	1710 E. Greenville Street, Anderson, SC
TMS #	1481101010
Area	±0.97 acres
Building Size	±2,650-square-feet
Parking	Surface parking
Frontage	145'
Signage	Pylon sign

Traffic Counts

E Greenville St	±30,800 VPD
Simpson Rd	±6,400 VPD
Murray Ave	±8,300 VPD
I-85	±67,900 VPD

Asking Price

\$1,499,000



Location Highlights

- Less than 2 miles to downtown Anderson
- Multiple points of entry/exit
- Located at signalized intersection
- Corner lot with excellent visibility
- Near I-85 (±67,900 VPD)
- ±16 miles to Clemson



Demographics



Population
70,203



Households
28,892



Avg HH Income
86,114

(5-Mile radius)

McCants Middle School

EGGS UP GRILL Publix FAMILY DOLLAR McDonald's Starbucks

Orangetheory®

Chick-fil-A WAFFLE HOUSE Pizza Hut TRUIST

ZAXBYS

Synexus Anderson

Retina Consultants of Carolina, P.A.

CRICKER BAR CHICK

QT

Guffee Dental

DOLLAR TREE

verizon

Advance Auto Parts

ANDERSON FIRE DEPARTMENT

ANIMED HEALTH Rehabilitation Hospital

±30,800 VPD

CALIBER

E Greenville St

HENDRICKS Veterinary Hospital

HENRY JONES

HipBurger

marco's

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Contact:

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