



# 755 & 757 ANDERSON ST.

755 & 757 Anderson Street, Belton, SC 29627

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## PROPERTY DESCRIPTION

Available for sale +/- 3.00 acres of commercial land located at 755 & 757 Anderson Street in Belton. This property is in a prime location leading into the City of Belton on Hwy 76/178 with traffic counts exceeding 10K VPD coming from nearby Anderson. Directly across Anderson Street is Exxon & property is adjoining to Arnold's & Marathon convenience store. There are no known restrictions on the property & part of the property is located in city limits. With over +/- 315 feet of frontage on Anderson Street this site would be ideal & could accommodate a wide variety of commercial uses. City of Belton water & sewer utilities are available at the site. Asking price is \$250,000.00. Buyer or Buyer's Agent to confirm any & all zoning or utility information. Please reach out to Listing Agents with any questions or further interest.

## OFFERING SUMMARY

|             |           |
|-------------|-----------|
| Sale Price: | \$250,000 |
| Lot Size:   | 3 Acres   |

| DEMOGRAPHICS      | 1 MILE   | 3 MILES  | 5 MILES  |
|-------------------|----------|----------|----------|
| Total Households  | 1,147    | 3,472    | 6,680    |
| Total Population  | 2,713    | 8,381    | 16,775   |
| Average HH Income | \$81,788 | \$72,068 | \$73,317 |



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RETAILER MAP



Google

Map data ©2024 Imagery ©2024 Airbus,  
Maxar Technologies



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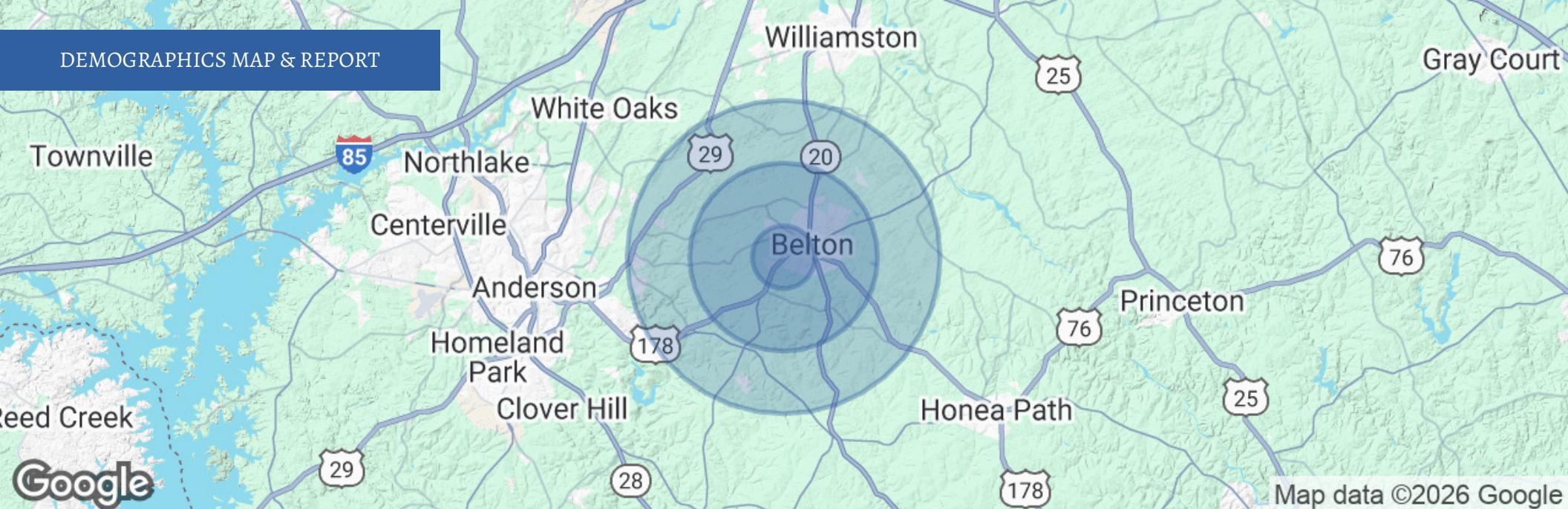
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ADDITIONAL PHOTOS



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| POPULATION           | 1 MILE | 3 MILES | 5 MILES |
|----------------------|--------|---------|---------|
| Total Population     | 2,713  | 8,381   | 16,775  |
| Average Age          | 43     | 42      | 43      |
| Average Age (Male)   | 41     | 41      | 42      |
| Average Age (Female) | 44     | 43      | 43      |

| HOUSEHOLDS & INCOME | 1 MILE    | 3 MILES   | 5 MILES   |
|---------------------|-----------|-----------|-----------|
| Total Households    | 1,147     | 3,472     | 6,680     |
| # of Persons per HH | 2.4       | 2.4       | 2.5       |
| Average HH Income   | \$81,788  | \$72,068  | \$73,317  |
| Average House Value | \$220,766 | \$195,065 | \$199,421 |

Demographics data derived from AlphaMap



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