



# 184,579 SF POWER CENTER FOR LEASE

302 Pearman Dairy Rd, Anderson, SC 29625

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**McCoy Wright**  
COMMERCIAL REAL ESTATE

## PROPERTY SUMMARY



### PROPERTY DESCRIPTION

McCoy Wright is pleased to exclusively offer for lease Lake Side Shopping Center—a prominent power center located at the intersection of Pearman Dairy Road and Highway 24 in Anderson, SC.

Spanning approximately 12.55 acres, this center is anchored by a strong mix of national tenants, including Citi Trends, Save A Lot, Family Dollar, and Foothills Medical Group. The property features excellent visibility, ample parking, and convenient access to both Pearman Dairy Road (~23,000 VPD) and Highway 24 (~12,000 VPD).

Lake Side Shopping Center benefits from its proximity to major educational institutions, including the Anderson Institute of Technology, Tri-County Technical College (Anderson Campus), and Westside High School. Additionally, it is surrounded by national retailers such as Walmart, Lowe's, ALDI, and Tractor Supply.

This strategic location makes Lake Side Shopping Center an ideal leasing opportunity for retailers looking to capitalize on strong traffic counts and a dynamic tenant mix.

### OFFERING SUMMARY

Lease Rate:	Call for Pricing
Lot Size:	18.26 Acres
Building Size:	±1,000-79,000 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,281	15,896	30,730
Total Population	5,023	33,404	67,204
Average HH Income	\$37,699	\$47,244	\$53,196



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## NEW RETAIL SPACE



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## SITE PLAN



<b>CI</b>	Foothills Medical	22,720 SF
<b>C3</b>	Foothills Medical	7,000 SF
<b>C6</b>	Beauty World	12,924 SF
<b>C8</b>	AVAILABLE	3,997 SF
<b>C9</b>	AVAILABLE	1,800 SF
<b>A14</b>	Xclusive Urban Wear	490 SF
<b>A13</b>	AVAILABLE	1,029 SF
<b>A12</b>	Magha's Brow & Lash Bar	1,078 SF
<b>A11</b>	Anderson County Sheriffs	1,210 SF
<b>A10</b>	AVAILABLE	1,763 SF
<b>A9</b>	Rise & Shine Adult Day Care	3,445 SF
<b>A8</b>	AVAILABLE	20,000 SF
<b>A7</b>	AVAILABLE	30,000 SF
<b>A6</b>	Family Dollar	7,020 SF
<b>A5</b>	Liquor Store	3,300 SF
<b>A4B</b>	Save-A-Lot	18,322 SF
<b>A4</b>	AVAILABLE	18,081 SF
<b>A3</b>	Citi Trends	16,300 SF
<b>A1</b>	OK Nail and Spa	2,500 SF
<b>B7</b>	AVAILABLE	1,600 SF
<b>B2</b>	Glory Outreach	8,800 SF
<b>B1</b>	Napolean Shears	1,200 SF
<b>A</b>	NEW DEVELOPMENT	Call for Price

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ADDITIONAL PHOTOS



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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,023	33,404	67,204
Average Age	36.8	38.7	38.8
Average Age (Male)	35.2	36.0	36.8
Average Age (Female)	39.3	42.4	41.2

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,281	15,896	30,730
# of Persons per HH	2.2	2.1	2.2
Average HH Income	\$37,699	\$47,244	\$53,196
Average House Value	\$72,842	\$104,466	\$128,422

2020 American Community Survey (ACS)



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