

ANDERSON COUNTY, SOUTH CAROLINA
GREEN POND LANDING

PORTMAN MARINA



Whitehall Rd. 5,000 VPD

Highway 24 13,700 VPD

Peoples Bank



4365 US 24

4365 South Carolina 24 , Anderson, SC 29626

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VIDEO

PROPERTY DESCRIPTION

Approximately 50,000 SF shopping center located on Highway 24 in a growing area with close proximity to Lake Hartwell. This property is located an an underserved + trade area + is ideal for a number of users.

4365 US 24- 2,400 SF of open space with one restroom. Ideal for retail or office user. \$8/SF.

4365 US 24 Unit D- 1,200 SF of open space, could be used for retail or office user. \$12/SF.

OFFERING SUMMARY

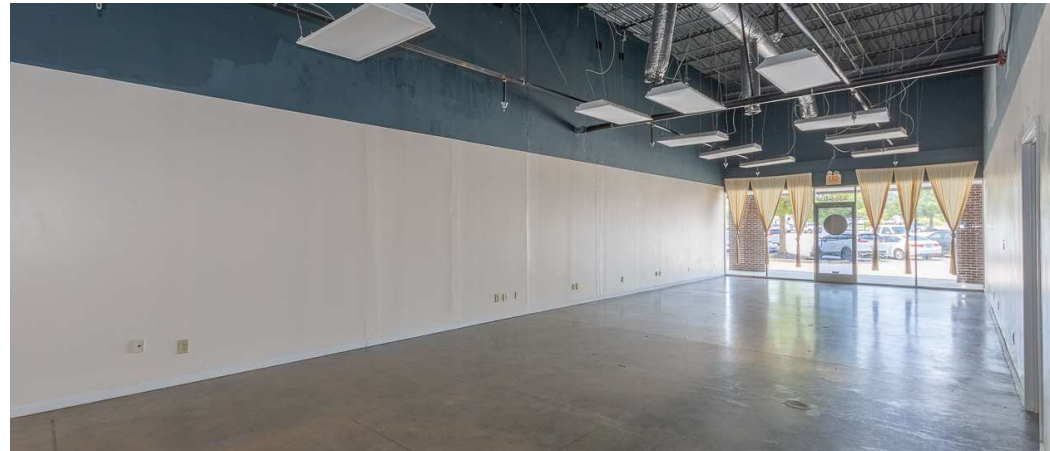
4365 US. 24 Lease Rate:	\$8.00 SF/yr
4365 US. 24 Available SF:	2,400 SF
4365 US. 24 Suite D Lease Rate:	\$12.00 SF/yr
4365 US. 24 Suite D Available SF:	1,200 SF
4365 US. 24 Suite D TICAM:	\$4/SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	946	4,977	13,236
Total Population	2,361	12,266	31,648
Average HH Income	\$80,777	\$83,737	\$78,757



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ADDITIONAL PHOTOS



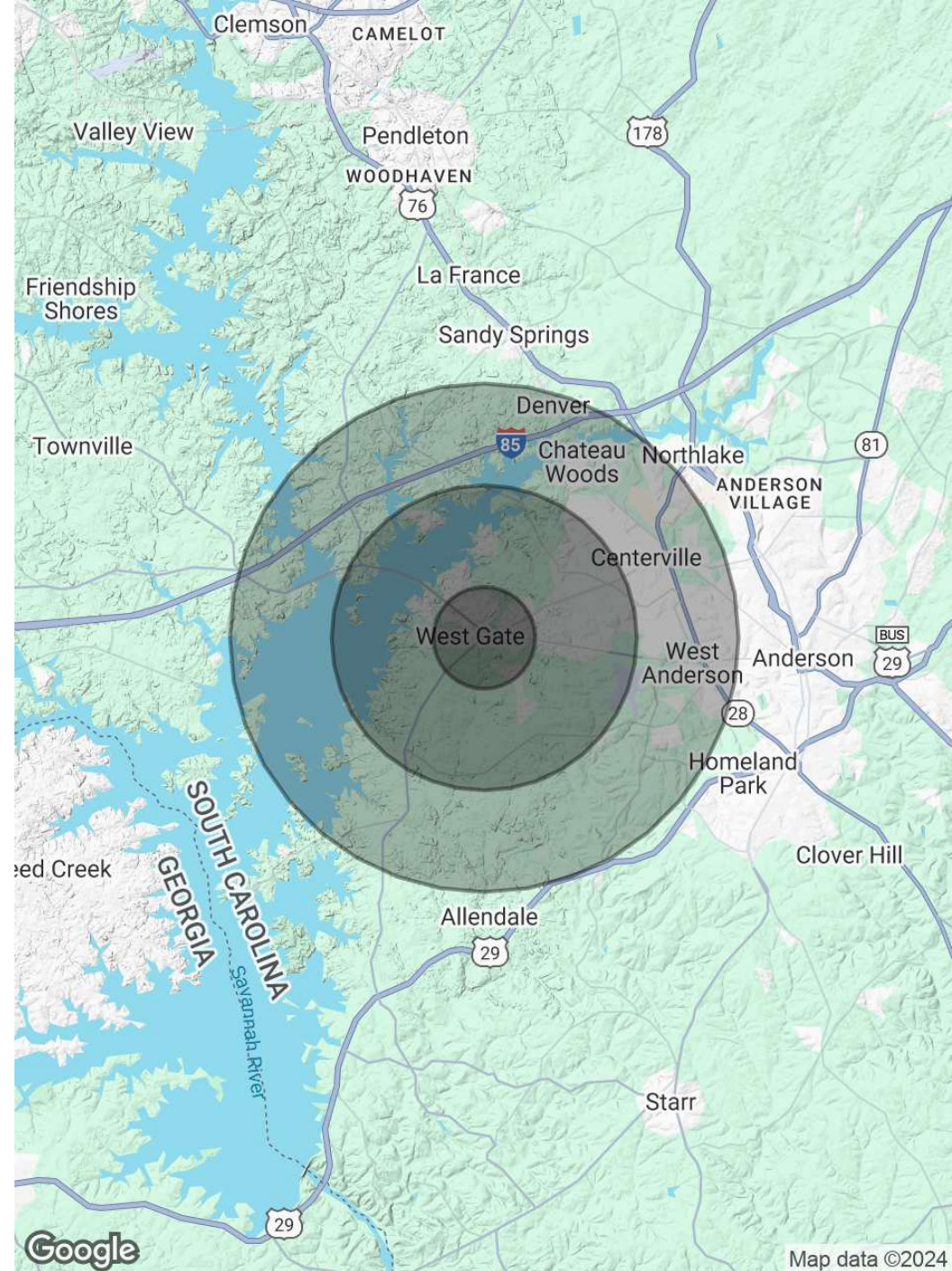
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DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	2,361	12,266	31,648
Average Age	43	44	43
Average Age (Male)	42	43	42
Average Age (Female)	44	45	44

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	946	4,977	13,236
# of Persons per HH	2.5	2.5	2.4
Average HH Income	\$80,777	\$83,737	\$78,757
Average House Value	\$300,881	\$282,442	\$259,656

Demographics data derived from AlphaMap



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