



101 STATION DR

101 Station Drive, Anderson, SC 29621

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McCOY WRIGHT
COMMERCIAL REAL ESTATE

PROPERTY SUMMARY



PROPERTY DESCRIPTION

Prime land parcel for Sale. Commercial outparcel available within Anderson Station, one of Anderson's premier retail shopping destinations. This ± 0.26 -acre pad site is positioned near the center entrance, offering excellent visibility, convenient access, and exposure within a well-established shopping center. Surrounded by a strong mix of national retailers, the property presents an excellent opportunity for a retailer, quick-service restaurant, coffee user, or other approved commercial use seeking a high-profile location along Clemson Boulevard. Contact listing brokers for details.

PROPERTY HIGHLIGHTS

- ± 0.26 -acre commercial outparcel
- Located within Anderson Station Shopping Center
- Excellent visibility and access
- Minutes from I-85
- Surrounded by established national retailers
- Strong consumer traffic and daytime population
- Utilities available to the site
- Subject to recorded use restrictions and approved uses

OFFERING SUMMARY

Sale Price:	\$350,000
Lot Size:	0.26 Acres



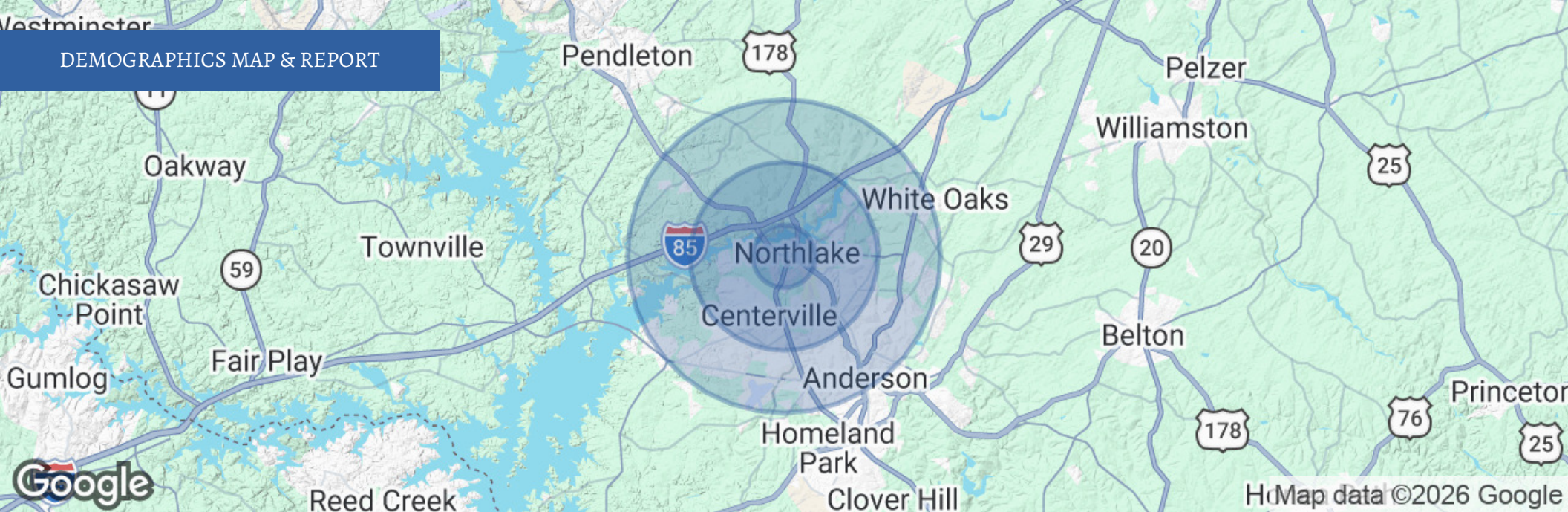
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ADDITIONAL PHOTOS



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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	2,218	20,280	56,547
Average Age	36.2	41.7	40.8
Average Age (Male)	35.4	39.9	39.3
Average Age (Female)	38.9	43.3	42.2

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	927	8,943	23,601
# of Persons per HH	2.4	2.3	2.4
Average HH Income	\$121,659	\$90,010	\$84,659
Average House Value	\$220,407	\$235,531	\$236,282

2023 American Community Survey (ACS)



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