

FOR SALE

CARDINAL CIRCLE ANDERSON, SC 29621



NAVIGATE OPPORTUNITY, INVEST WITH DIRECTION

Property Highlights

- 3.2 ACRES
- +/- 257' Road Frontage
- All Utilities Available
- Zoned N. Commercial
- No Deed Restrictions
- Good Topography
- Strong Demographics
- High Growth Corridor
- Near AnMed's North Campus
- Easy Access to Major Arterials
- Surrounded by National and Local Retailers
- Great Site for MOB, Hotel, Senior Living, Self Storage and more
- Seeking Qualified Offers



DEMOGRAPHICS

Housing Facts

Median Home Value	330,123	311,442	278,410
Owner Occupied %	73.6%	70.6%	68.5%
Renter Occupied %	26.4%	29.4%	31.5%
Total Housing Units	4,044	17,371	32,653

Income Facts

Median HH Income	\$78,133	\$70,618	\$63,852
Per Capita Income	\$43,624	\$40,144	\$37,132
Median Net Worth	\$311,008	\$233,183	\$177,799

Drive Time: 5 minutes, Drive Time: 10 minutes, Drive Time: 15 minutes



Key Facts	5 minute drive	10 minute drive	15 minute drive
Population	9,063	40,040	73,492
Daytime Population	14,615	53,944	88,170
Employees	4,603	19,014	33,559
Households	3,844	16,242	30,035
Average HH Size	2.26	2.32	2.36
Median Age	43.5	40.0	40.6

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