

RETAIL LAND FOR SALE

HIGHWAY 81 NORTH - ANDERSON SC



NAVIGATE OPPORTUNITY, INVEST WITH DIRECTION



Property Highlights

- 2.7 ACRES
- Pad Ready, Full Access Curb Cut in place
- Approximately 275' highway frontage
- All Utilities available
- Zoned Neighborhood Commercial
- No Deed Restrictions
- Strong demographics
- Great visibility
- High growth corridor
- 2024 Traffic Count 19,000 and Rising
- 2.5 miles to I-85
- SALES PRICE \$1,399,900

Demographics

Key Facts	5 minute drive
Population	3,093
Daytime Population	2,551
Employees	1,479
Households	1,180
Average HH Size	2.61
Median Age	45.3

Housing Facts	
Median Home Value	423,237
Owner Occupied %	91.5%
Renter Occupied %	8.5%
Total Housing Units	1,234

Income Facts	
Median HH Income	\$105,461
Per Capita Income	\$54,644
Median Net Worth	\$634,179



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