

FOR LEASE > RETAIL SPACE



Anderson Central

651 HWY 28 BYPASS, ANDERSON, SC 29624



Property Information

- > Available: two $\pm 3,200$ SF spaces and one $\pm 2,400$ SF
- > Superior signalized access from (2) access points
- > Strong occupancy at 96% occupied
- > Long term tenancy with average tenant operating at the Property for nearly 12 years
- > Limited competition to west and south of the Property
- > The MSA is one of the Southeast's strongest with major employers BMW, Michelin, GE, Fluor and Lockheed.

Demographics⁽²⁰¹⁷⁾

	1-MILE	3-MILE	5-MILE
2017 POPULATION	2,611	31,447	64,883
2022 POPULATION	2,617	32,268	66,920
AVERAGE HH INCOME	\$34,135	\$42,599	\$52,001

Traffic Counts⁽²⁰¹⁵⁾



23,600 Highway 28 Bypass

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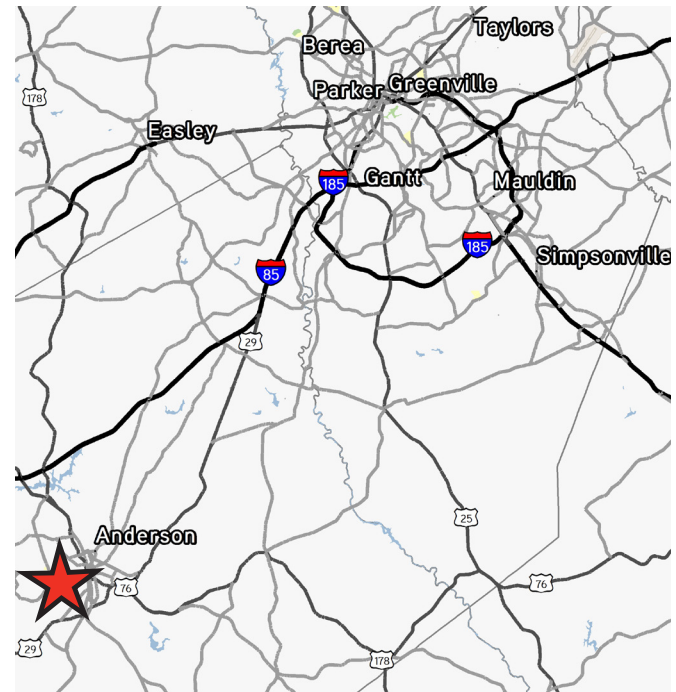
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SUITE	TENANT	SIZE
1	Walmart	183,211
2	AVAILABLE	3,200
3	Cashwell	1,600
4	AVAILABLE	3,200
5	Dollar Tree	8,000
6	AVAILABLE	2,400
7	Sally Beauty Supply	1,600
8	The Jewelry Outlet	2,000
9	Cricket Wireless	1,680
10	Advance America	1,600
11	China #1	1,200
12	Cato	4,720
13	Happy Nails	1,200
14	Kool Smiles	5,680
22	Great Clips	1,920
TOTAL		223,211



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