

2± ACRES FOR SALE > ANDERSON



193 Civic Center Boulevard

ANDERSON, SC 29625



Investment Property >

- > ±2 acre unimproved parcel
- > ±800 feet from signalized intersection of Civic Center Boulevard and Highway 76 (Clemson Boulevard)
- > Great location for destination retail
- > All Utilities Available
- > Good topo with access to existing storm water retention
- > Zoned GC - General Commercial - City of Anderson
- > Portion of tax map #1212903001
- > Sale Price: **\$439,000**

Traffic Counts



32,500 Clemson Highway (US 76)

Demographics⁽²⁰¹⁶⁾

	5-MILE	7-MILE	10-MILE
2016 POPULATION	4,348	27,640	63,470
HOUSEHOLDS	2,021	11,568	25,517
AVERAGE HH INCOME	\$48,554	\$61,906	\$61,433

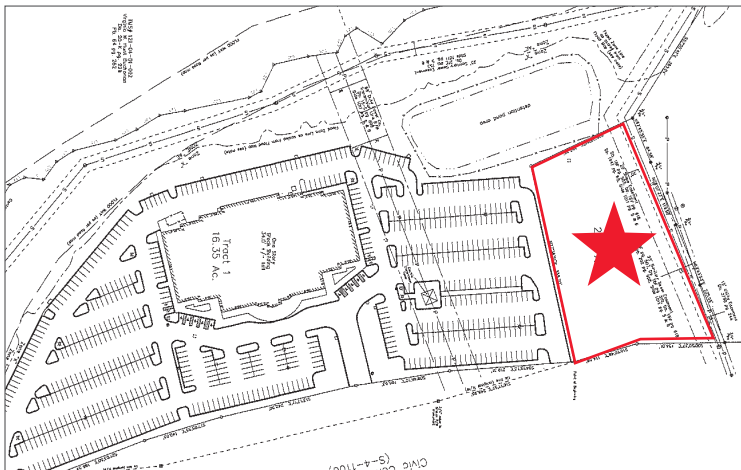
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Located directly adjacent to Amstar Cinema on Civic Center Boulevard just off Hwy 76 (Clemson Highway).



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