

FOR LEASE > RETAIL SPACE



Anderson Central

651 HWY 28 BYPASS, ANDERSON, SC 29624



Property Information

- > Available: 6,400 SF (3,200 SF Min Divisible)
- > Superior signalized access from (2) access points
- > Strong occupancy at 97% 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

	1 mile	3 miles	5 miles
2016 Population:	2,614	31,082	63,805
2016 HH Income:	\$32,377	\$40,314	\$49,313
Traffic Count:	Highway 28 (22,900 VPD)		

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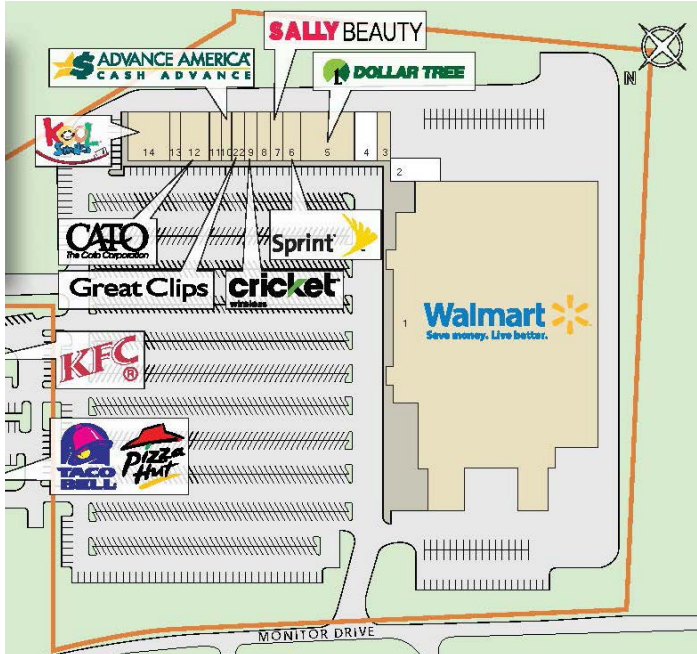
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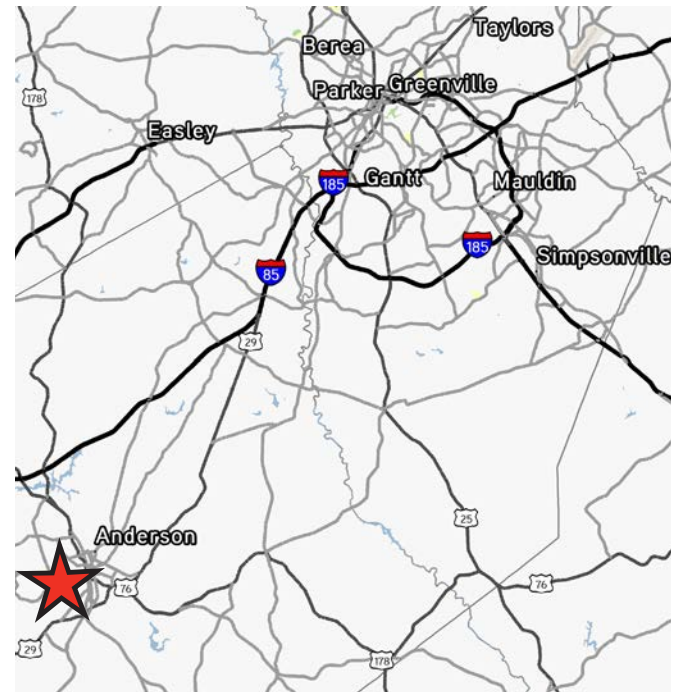
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SUITE	TENANT	SIZE
1	Walmart	183,211
2	AVAILABLE	3,200
3	Cashwell	1,600
4	AVAILABLE	3,200
5	Dollar Tree	8,000
6	Sprint Wireless	2,400
7	Sally Beauty Supply	1,600
8	The Jewelry Outlet	2,000
9	Cricket Wireless	1,680
10	Advance America	1,600
11	China #1	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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