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Anderson Central

FOR LEASE | 651 Highway 28 Bypass, Anderson | SC 29624

Property Highlights:

- Available: ±1,600 - 5,680 SF
- Superior signalized access from (2) access points
- Long term tenancy with average tenant operating at the property for nearly 12 years
- The MSA is one of the Southeast's strongest with major employers BMW, Michelin, GE, Fluor and Lockheed

Demographics (2019)

	1-MILE	3-MILE	5-MILE
2019 POPULATION	4,201	33,519	71,913
2024 PROJECTED POP.	4,345	34,701	75,071
2019 AVERAGE HHI	\$44,158	\$54,535	\$58,989

Traffic Counts (2019)

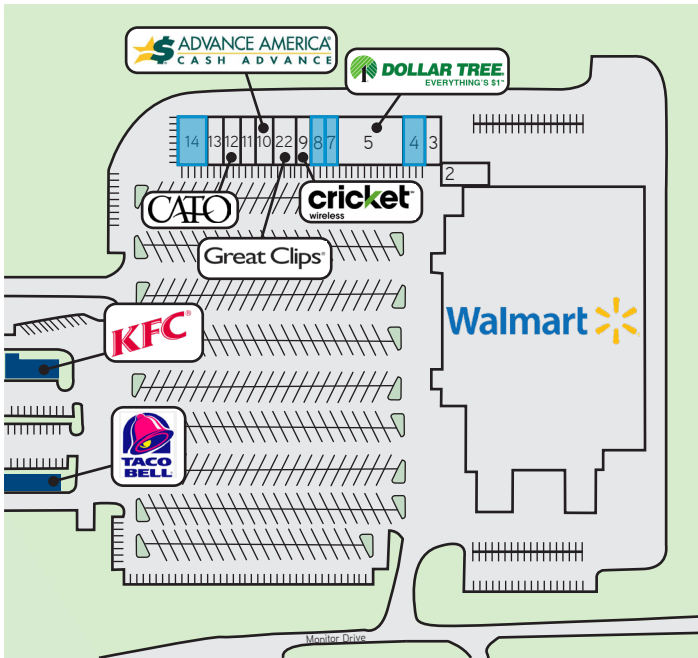
  **24,500** VPD Highway 28 Bypass

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Site Plan



SUITE	TENANT	SIZE
1	Walmart	183,211
2	EZ Cash Loans	3,200
3	Cashwell	1,600
4	AVAILABLE	3,200
5	Dollar Tree	9,947
7	AVAILABLE	1,600
8	AVAILABLE	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	AVAILABLE	5,680
22	Great Clips	1,920
TOTAL		223,211



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