



112 INTERSTATE BLVD

112 Interstate Boulevard, Anderson, SC 29621

RICH BENNETT
Senior Vice President
864.642.8655
rich@mccoywright.com

JOHN WRIGHT JR., CCIM
President
864.934.5261
johnjr@mccoywright.com



PROPERTY SUMMARY



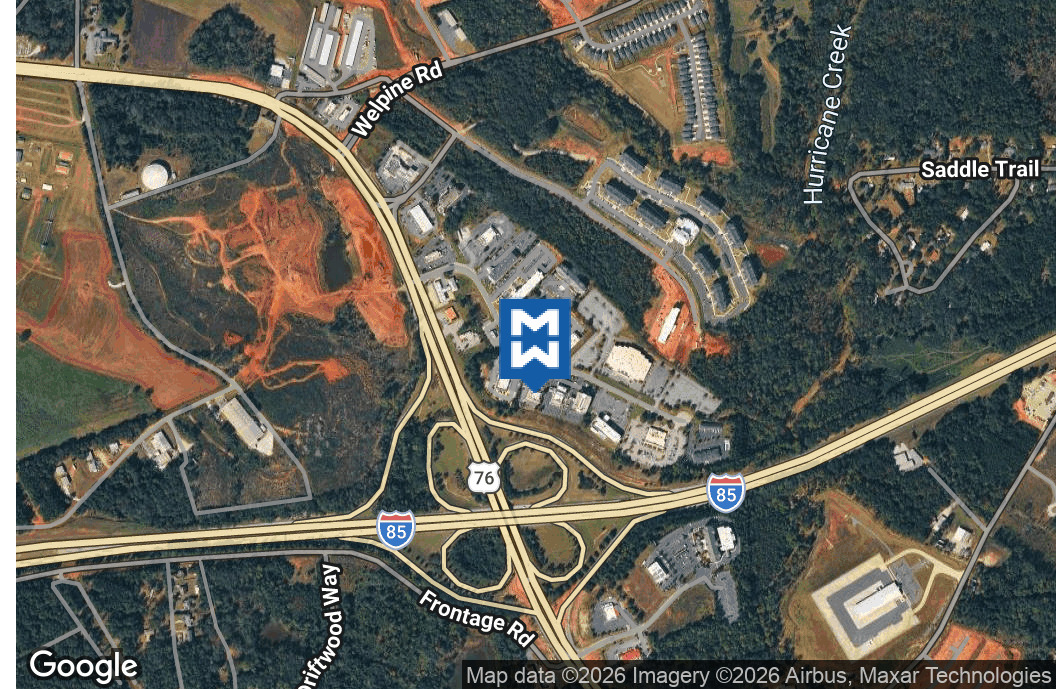
PROPERTY DESCRIPTION

±0.97 Acres Available for Sale or Ground Lease | Exit 19 – Anderson, SC

Prime pad-ready commercial site available for sale or ground lease located just off Exit 19 (I-85) on Clemson Boulevard in Anderson, SC. Formerly the Hooters restaurant site, this ±0.97-acre property offers excellent visibility, easy interstate access, and exposure along one of Anderson's busiest retail corridors with ±32,500 VPD on Clemson Boulevard. The property is directly across from the new Clemson Common development and surrounded by a strong concentration of residential growth, national retailers, restaurants, hotels, and established commercial users. The site provides an excellent opportunity for retail, restaurant, medical, office, banking, or other service-oriented development. Contact Listing Broker(s) for more detail.

Sale Price: \$960,000

Ground Lease Rate: \$6,500/month NNN



PROPERTY HIGHLIGHTS

- ±0.97-acre pad-ready commercial site
- Available For Sale or Ground Lease
- Excellent visibility and accessibility
- High-traffic commercial corridor

OFFERING SUMMARY

Sale Price:	\$960,000
Lease Rate:	\$6,500/month NNN
Lot Size:	0.97 Acres

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	298	5,000	18,023
Total Population	685	11,761	41,700
Average HH Income	\$109,649	\$97,341	\$90,551



Rich Bennett, Senior Vice President | 864.642.8655 | rich@mccoywright.com

John Wright Jr., CCIM, President | 864.934.5261 | johnjr@mccoywright.com

ADDITIONAL PHOTOS

BWAY

RIGSBY'S
WINGS & GRILL
EST. 2008

WILD
WING
Cafe

OUTBACK
STEAKHOUSE®

COUNTRY
INNS & SUITES
BY CARLSON™



Rich Bennett, Senior Vice President | 864.642.8655 | rich@mccoywright.com
John Wright Jr., CCIM, President | 864.934.5261 | johnjr@mccoywright.com

ADDITIONAL PHOTOS



Rich Bennett, Senior Vice President | 864.642.8655 | rich@mccoywright.com
John Wright Jr., CCIM, President | 864.934.5261 | johnjr@mccoywright.com

974 Single Family Homes
688 Apartments



MCCOYWRIGHT.COM

RICH BENNETT, SENIOR VICE PRESIDENT | 864.224.3503 | RICH@MCCOYWRIGHT.COM



Rich Bennett, Senior Vice President | 864.642.8655 | rich@mccoywright.com

John Wright Jr., CCIM, President | 864.934.5261 | johnjr@mccoywright.com

CLEMSON COMMON

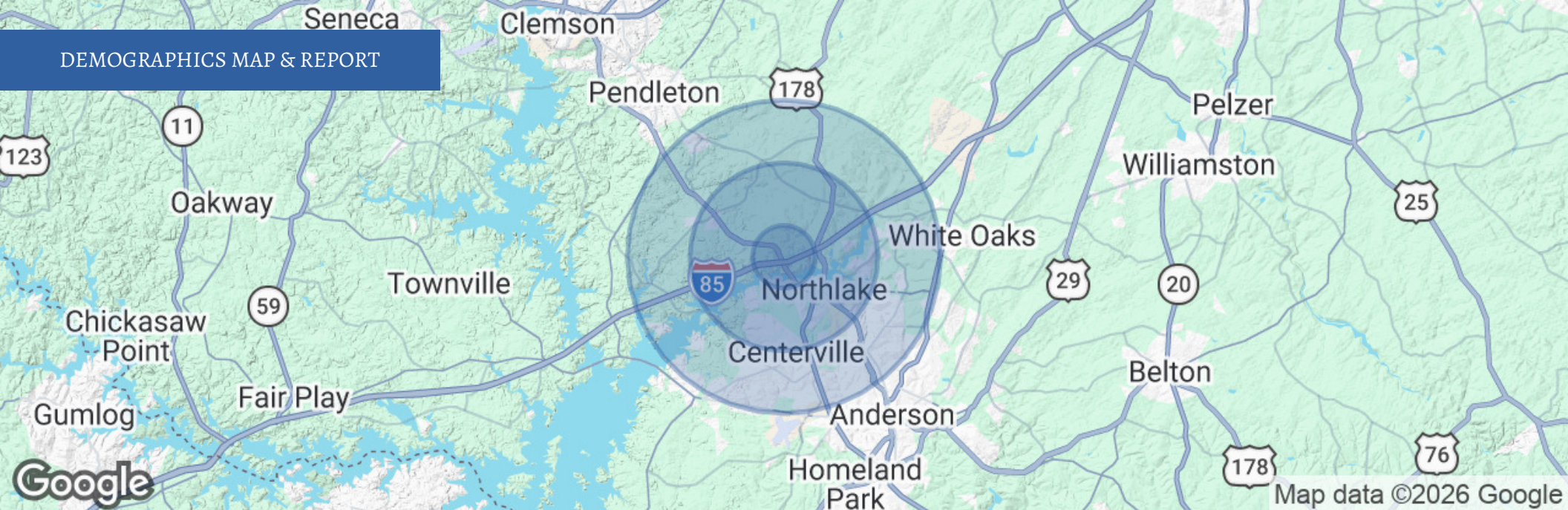


Rich Bennett, Senior Vice President | 864.642.8655 | rich@mccoywright.com
John Wright Jr., CCIM, President | 864.934.5261 | johnjr@mccoywright.com



Rich Bennett, Senior Vice President | 864.642.8655 | rich@mccoywright.com
John Wright Jr., CCIM, President | 864.934.5261 | johnjr@mccoywright.com

DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	685	11,761	41,700
Average Age	47.8	42.8	43.4
Average Age (Male)	47.3	42.7	41.9
Average Age (Female)	49.1	43.9	44.6

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	298	5,000	18,023
# of Persons per HH	2.3	2.4	2.3
Average HH Income	\$109,649	\$97,341	\$90,551
Average House Value	\$248,727	\$243,940	\$242,425

2023 American Community Survey (ACS)



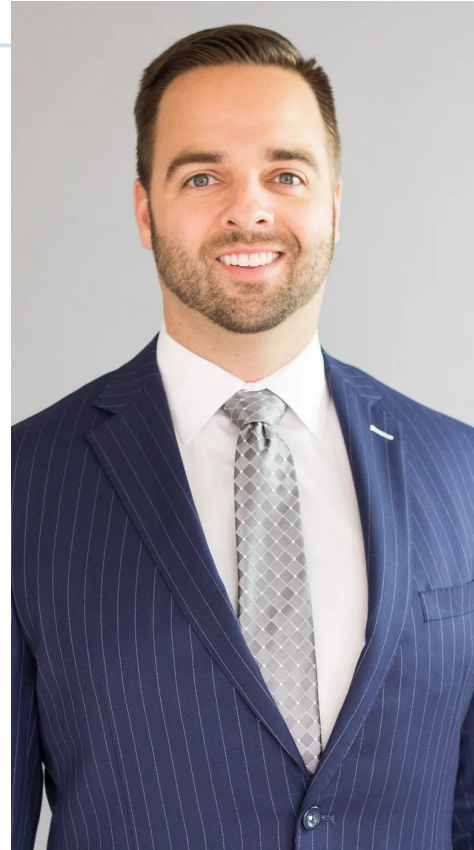
Rich Bennett, Senior Vice President | 864.642.8655 | rich@mccoywright.com
John Wright Jr., CCIM, President | 864.934.5261 | johnjr@mccoywright.com



RICH BENNETT

Senior Vice President

Direct: 864.642.8655
rich@mccoywright.com



JOHN WRIGHT JR., CCIM

President

Direct: 864.934.5261
johnjr@mccoywright.com



Rich Bennett, Senior Vice President | 864.642.8655 | rich@mccoywright.com
John Wright Jr., CCIM, President | 864.934.5261 | johnjr@mccoywright.com