

# Anderson Commercial Land



N HWY 81, ANDERSON, SC 29621

Land

FOR

Ground Lease

SIZE

±1.28 AC

PRICE

Call for Pricing



## Overview

±1.28 AC with ±130' of frontage on Hwy 81 available for Ground Lease

Zoned C1N (Neighborhood Commercial District) allowing for a variety of uses including retail, medical, drive-thru and fuel

Well positioned between Anderson and Greenville just off the I-85, serving a high growth market

Located ±1.2 miles from I-85 and ±3.85 miles from Hwy 29

Favorable topography with all utilities to site

PID: 1450003011

## ±1.28 Acres Commercial Land Available for Ground Lease



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## Property Overview

### Demographics

Source: Esri® 2025

	1 mile	3 mile	5 mile
Population	1,150	9,809	35,356
Growth Rate	0.50%	0.81%	0.88%
Avg. HH Income	\$134,202	\$144,286	\$116,731

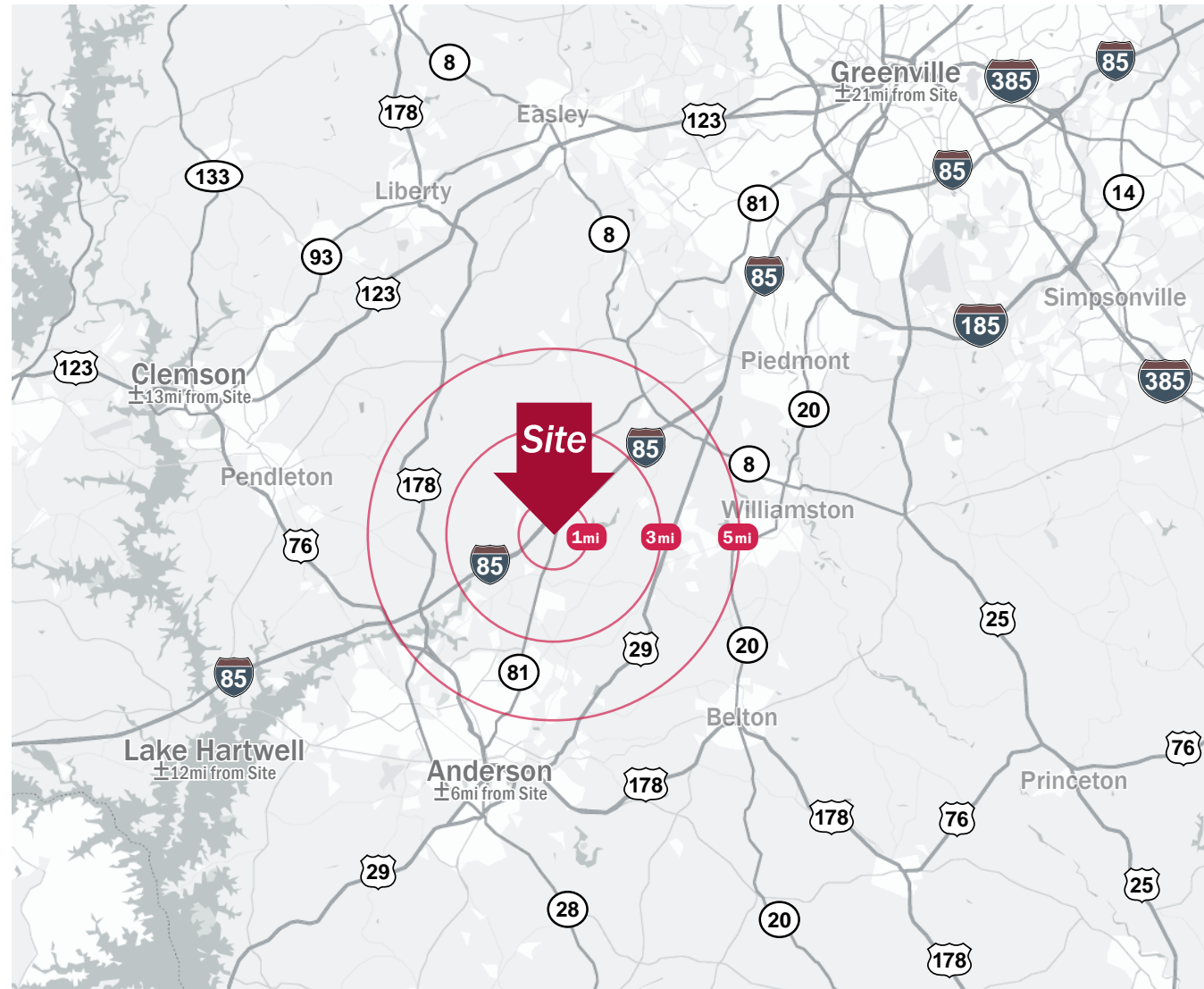
### Traffic Count

Source: Esri® 2025

	AADT
Hwy 81	17,000 (2025)

### Area Highlights

- \* Proximity to a dense concentration of major Industrial, manufacturing and logistics employers, including TTI/Ryobi, Bosch, Evergreen Packaging, FedEx, and Walgreens.
- \* Located  $\pm 3.7$  miles from AnMed East Greenville Medical Campus, a 175,000+ square-foot facility with  $\pm 130$  beds.
- \* Less than 13.5 miles from Clemson University (23,000+ Students)



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## Site Aerial & Topography



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## Market Aerial

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## Residential Activity



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MARKER	DEVELOPMENTS	UNITS	TYPE
1	Creeks at Midway	150-250	SF Homes
2	Village at Midway	100-150	Town-homes
3	Kayfield at Midway	150-250	SF Homes
4	Pine Lake Estates	150-220	SF Homes
5	Landing at Pine Lake	80-120	SF Homes
6	Walker's Pointe	80-120	SF Homes
7	Ridgecrest at Midway	200-300	SF Homes
8	The Meadows at Midway	100-150	SF Homes
9	Clarke Townes	60-100	Town-homes
10	Timberland Grove	100-150	SF Homes
11	Rocky River (Mungo Homes)	100-180	SF Homes
12	Rocky River Ridge	150-250	SF Homes
13	Hawk Ridge	150-250	SF Homes
14	Palmetto Valley	200-300	SF Homes
15	Beech Glen	80-120	SF Homes
16	Glenneddie Acres	100-160	SF Homes
17	Kayfield Farms	120-180	SF Homes
18	Windsor Forest	50-100	SF Homes
19	Stratford Terrace	30-60	SF Homes
20	Fox Valley	40-80	SF Homes
21	Providence Church Rd Dev	40-70	SF Homes
22	Northlake Infill Clusters	30-60	SF Homes
23	Creeks at Midway	50-100	Built-to-Rent

**TOTAL UNITS:** ±2,310 - ±3,720



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Working Together

Medical | Industrial | Retail | Land | Investment | Office

contact

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