

COMMERCIAL LAND FOR SALE

18.34 AC - SC 81 CORRIDOR - ANDERSON, SC



T.L. HANNA
HIGH SCHOOL

ingles

SC-81
815' FRONTAGE
19,800 VPD

PRICE: \$175,000 / AC
FRONTAGE: 815'
UTILITIES: All Available

BROKER CONTACT

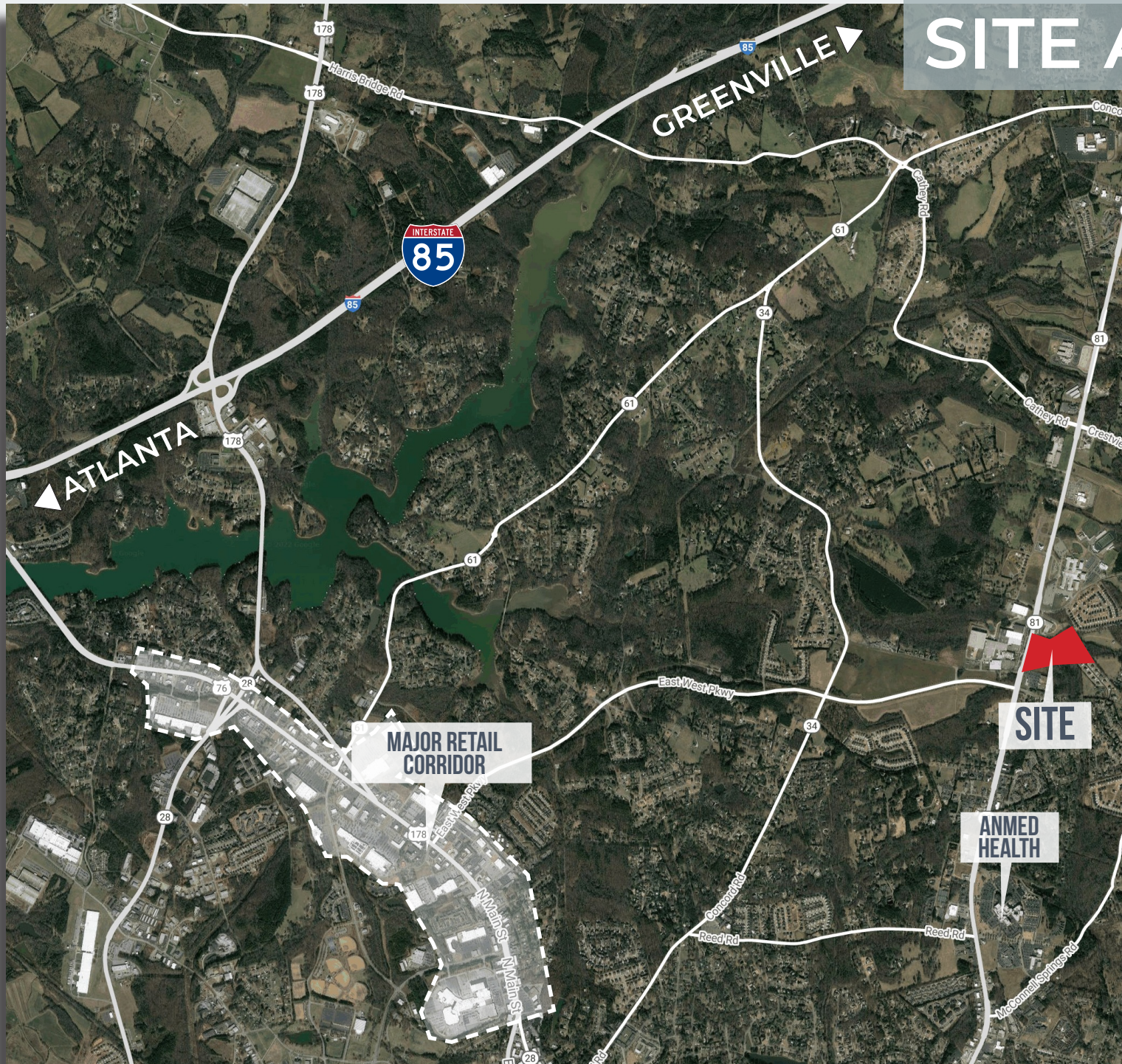
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BROADSTREET
PARTNERS

148 RIVER STREET, SUITE 205
GREENVILLE, SC 29601

SITE AERIAL



LAND FEATURES

- Size: 18.34 AC
- Zoning: C-2 Commercial
- Frontage: 815'
- Municipality: Anderson County

UTILITIES

- Power: Duke Power
- Water: Hammond Water
- Sewer: Hammond Sewer

ACCESS PROXIMITY

- I-85: 5 miles
- GSP Airport: 35.2 miles
- E/W Connector: 0.1 miles

TOP LOCAL EMPLOYERS

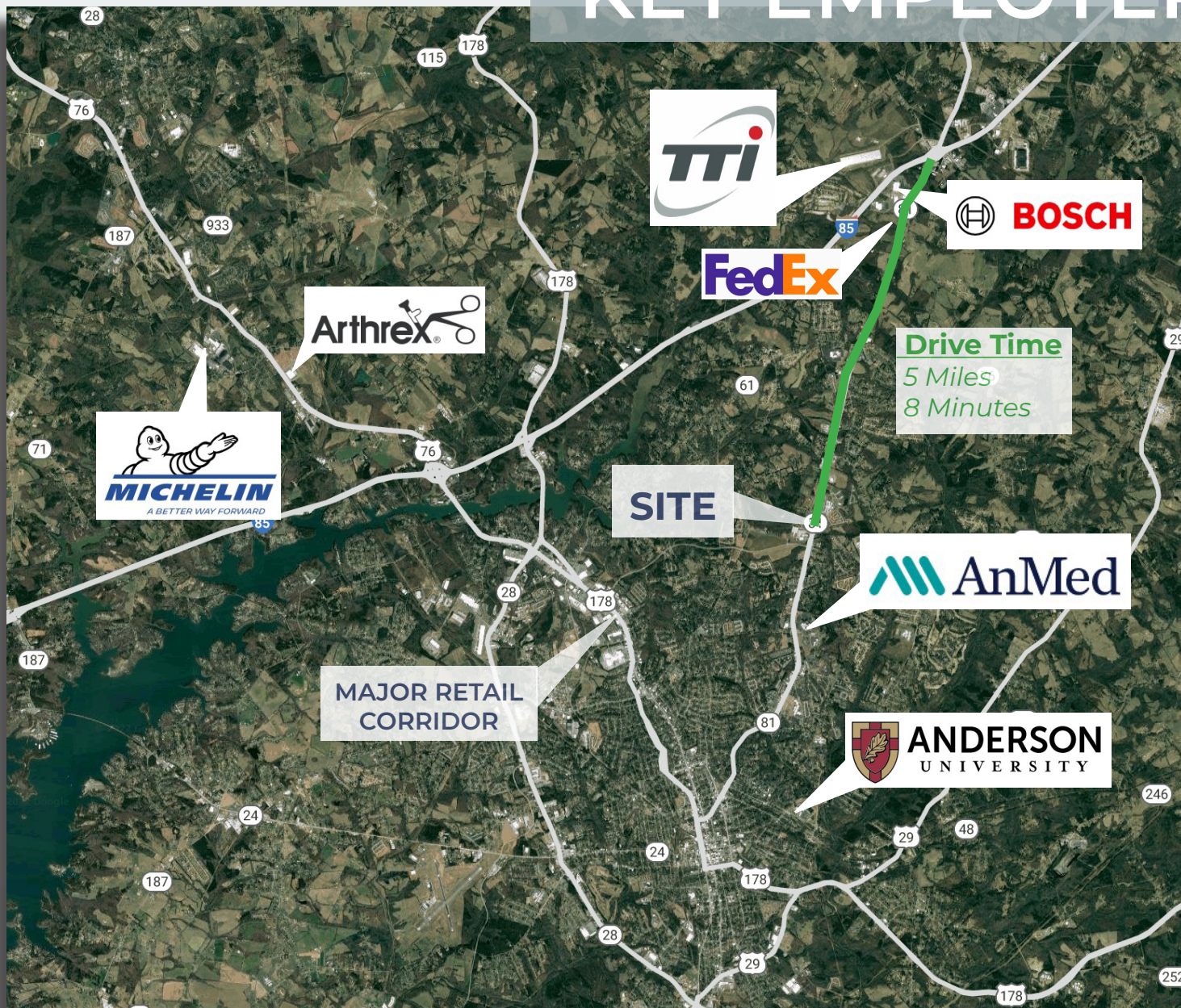
- AnMed Health
- Bosch Corporation
- Techtronic Industries
- Orian Rugs



AREA RETAIL AND EDUCATION



KEY EMPLOYER MAP



RENTAL RATE COMPARISON

MAULDIN

BEDROOMS	SQUARE FT	RENT	RENT / SF
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THE VININGS (2013)

1	861	\$ 1,372	\$ 1.59
2	1144	\$ 1,495	\$ 1.31
3	1362	\$ 1,650	\$ 1.21

SPRINGS AT LAURENS (2017)

1	816	\$ 1,319	\$ 1.62
2	1088	\$ 1,694	\$ 1.56
3	1430	\$ 1,711	\$ 1.20

NOVO MAULDIN (2020)

1	786	\$ 1,515	\$ 1.93
2	1176	\$ 1,820	\$ 1.55
3	1248	\$ 2,000	\$ 1.60

ANDERSON

BEDROOMS	SQUARE FT	RENT	RENT / SF
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STATION 153

(1999)

1	528	\$ 1,225	\$ 2.32
2	864	\$ 1,420	\$ 1.64
3	1080	\$ 1,418	\$ 1.31

POINTE (Vantage)

(2019)

1	746	\$ 1,420	\$ 1.90
2	978	\$ 1,620	\$ 1.66
3	1151	\$ 1,990	\$ 1.73

WALDEN OAKS

(2007)

1	805	\$ 1,176	\$ 1.46
2	1139	\$ 1,474	\$ 1.29
3	1311	\$ 1,691	\$ 1.27



LEASE COMP MAP

