# FREESTANDING 4,473 SF BUILDING ON 0.56 ACRES FOR SALE OR LEASE | \$495,000





## FOR SALE OR LEASE FREESTANDING 4,473 SF BUILDING ON 0.56 ACRES

### PROPERTY OVERVIEW

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- 4,473 SF Freestanding Retail Box
- 0.56 Acres
- Automotive Improvements

### **PROPERTY HIGHLIGHTS:**

- Located along Anderson's major retail corridor
- Excellent visibility to 21,864 cpd on Scatterfield Road
- Cross access agreement allowing for full access to Scatterfield Road
- Surrounded by major national retailers and restaurants

DEMOGRAPHICS	3 MILE	5 MILE	10 MILE
Population:	29,157	64,001	103,955
Average HH Income:	\$45,141	\$50,561	\$55,634
Median Age:	41.4	41.3	42.2

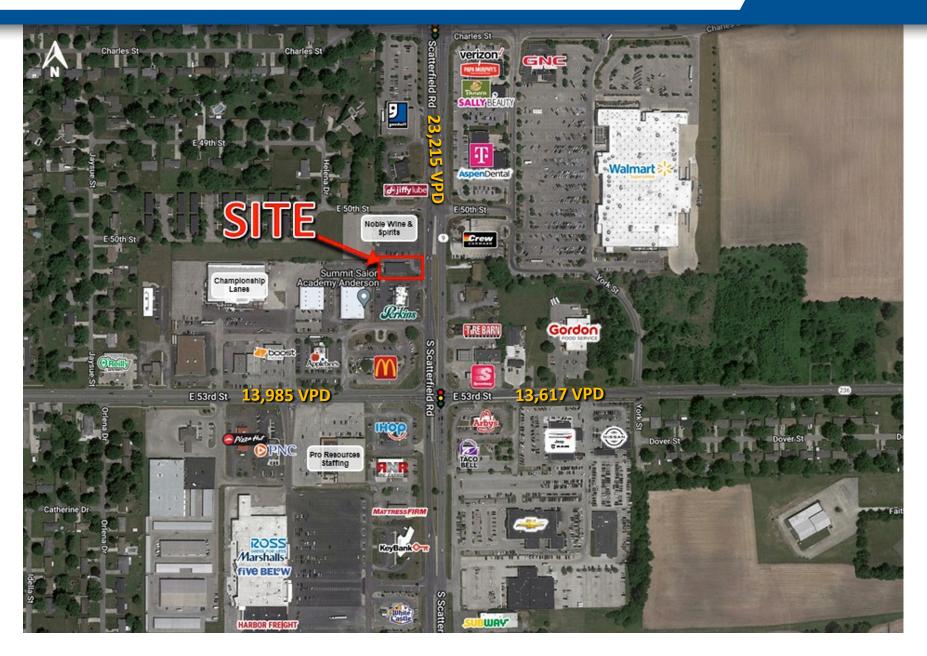
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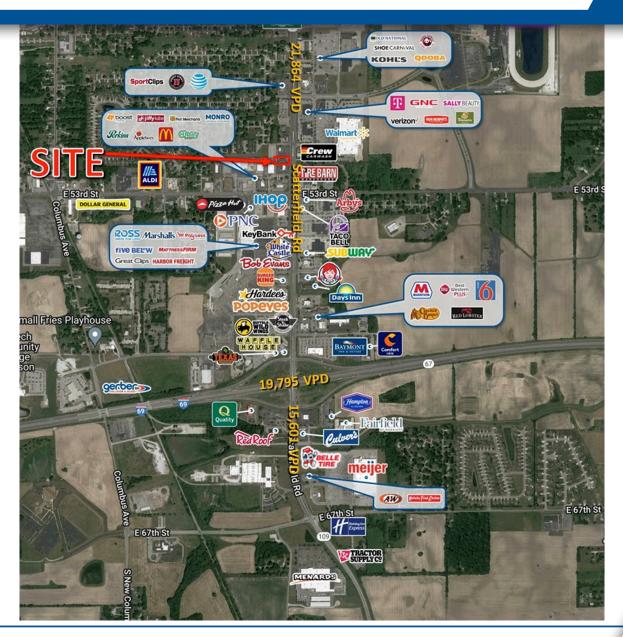




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#### MARKET OVERVIEW



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