

FOR GROUND LEASE

0.97-Acre Corner Lot Located at Signalized Intersection

1710 E. Greenville St, Anderson, SC

Property Highlights

- Near AnMed Health Hospital, Publix, Chick-fil-A and other national brands, driving steady consumer traffic and cross-shopping.
- Signalized intersection on major commercial corridor with high traffic counts and strong visibility.
- Rapid growth along E Greenville Street (±30,800 VPD) with new healthcare, multifamily and retail developments.

Property Details

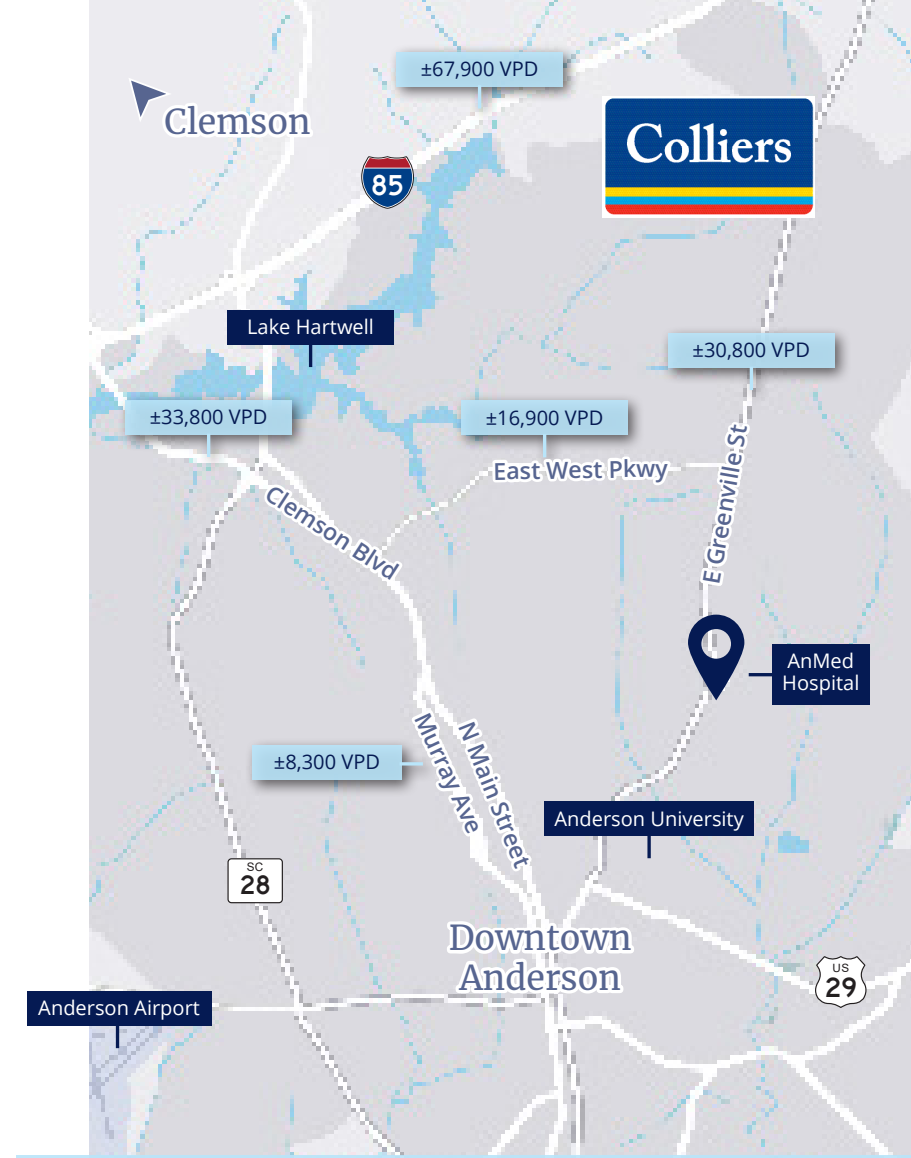
Address	1710 E. Greenville Street, Anderson, SC
TMS #	1481101010
Area	±0.97 acres
Building Size	±2,650-square-feet
Parking	Surface parking
Frontage	145’
Signage	Pylon sign

Traffic Counts

E Greenville St	±30,800 VPD
Simpson Rd	±6,400 VPD
Murray Ave	±8,300 VPD
I-85	±67,900 VPD

Ground Lease

Contact Brokers



Location Highlights

- Less than 2 miles to downtown Anderson
- Multiple points of entry/exit
- Located at signalized intersection
- Corner lot with excellent visibility
- Near I-85 (±67,900 VPD)
- ±16 miles to Clemson













Demographics

Population
70,203

Households
28,892

Avg HH Income
86,114

(5-Mile radius)


±6,400
Vehicles Per Day
AnMed Health
Rehabilitation Hospital
SUBJECT
PROPERTY
DOLLAR TREE
Chicken Salad Chick
verizon
McCants Middle
School
Panera
BREAD
ZAXBYS
Simpson Rd
ANDERSON
THE ELECTRIC CITY
FIRE DEPARTMENT
Advance
Auto Parts
±30,800
Vehicles Per Day
Hendricks
Veterinary
Hospital
CALIBER
E Greenville St
Jimmy John's
Gourmet Sandwiches
HipBurger
MARCO'S

Retail Team



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Lead Brokers for Property

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