



FOR LEASE OR BUILD-TO-SUIT

US-76, Pendleton, SC

Development Ready Site | Pendleton, SC



Scott Burgess, MBA
 Vice President
 +1 864 527 5434
 scott.burgess@colliers.com

Garrison Smith
 Brokerage Associate
 +1 864 527 5431
 garrison.smith@colliers.com

Property Details

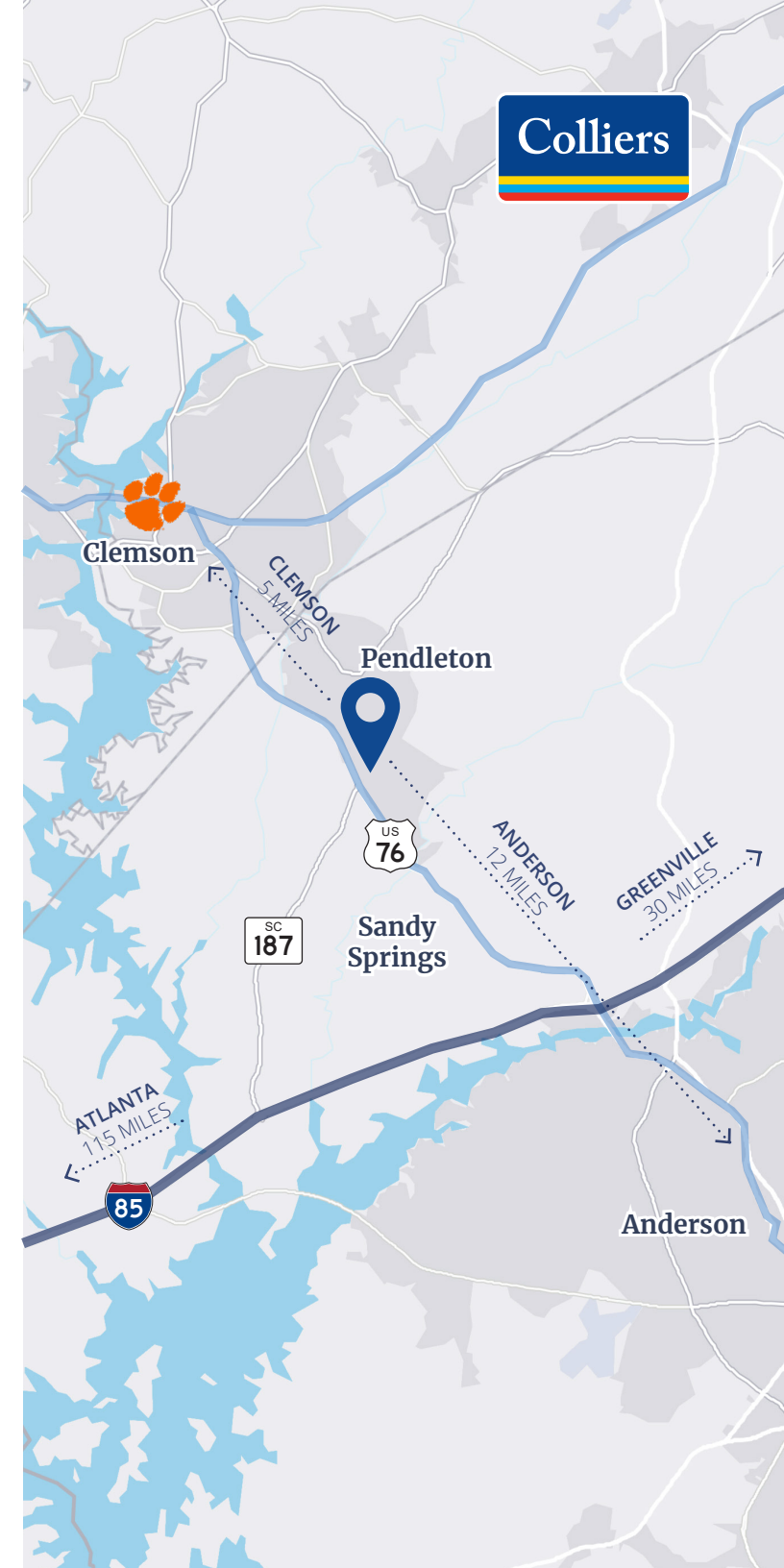
Address	7414 US-76 Pendleton, SC
County	Anderson
Available	Big Box, Shop Space & Outparcels <i>(see page 4)</i>
Traffic Counts	Hwy 76 ±20,400 VPD; Hwy 187 ±6,000 VPD
Property Highlights	• Exceptional visibility along Hwy 76 • Signalized intersection with Hwy 187 • Ideal for high-exposure commercial use • Rolling topography • Utilities available
Location Highlights	• Immediate access to major highways • New developments in immediate neighborhood including Whataburger, Circle K and Zaxby's • Proximity to Clemson University (5 mi)

Demographics

	3 miles	5 miles	7 miles
Population	8,381	29,577	61,326
Households	3,956	11,026	25,579
Avg HH Income	\$91,407	\$96,937	\$90,049

Lease Rate:

Contact Brokers



Area Development Map

Planned: ±3,300 New Homes Within a 3-Mile Radius



Conceptual Site Plan



Market Overview

Strategically located in South Carolina's Upstate along the I-85 growth corridor, Pendleton and Anderson County benefit from strong population growth, expanding employment, and proximity to major regional economic centers including Greenville, Clemson and Atlanta.



Population & Growth

- Anderson County's population reached 217,000+ residents in 2024, increasing by roughly 13,000 people since 2020 (6.4% growth).
- The county has experienced consistent annual growth of approximately 1–2%, with net migration from other states driving much of the increase.
- Population growth is occurring across the Upstate region, particularly in communities near Pendleton and Powdersville creating new residential demand and retail opportunities.



Workforce & Employment

- Anderson County's workforce recently surpassed 100,000 employed residents for the first time, reflecting continued economic expansion.
- The county hosts 200+ major companies and more than 20 international manufacturers, supporting a diverse employment base.
- Key employment sectors include manufacturing, healthcare, education, retail, and logistics, creating a stable local economy with strong daytime population drivers.
- Anchoring the county's advanced manufacturing base, Arthrex operates a major Pendleton campus employing nearly 1,000 South Carolina workers and continues to expand through a \$100+ million investment expected to generate hundreds of additional high-skill jobs in Anderson County.

Strategic Location & Quality of Life

- Located along Interstate 85 between Atlanta and Charlotte, Anderson County sits within one of the fastest-growing economic corridors in the Southeast.
- The Pendleton area benefits from proximity to Clemson University, a major regional economic engine with more than 25,000 students and faculty driving year-round spending and housing demand.
- More than 15 colleges and universities are located within 50 miles, supporting a highly educated workforce pipeline.
- Anderson County offers one of the lowest costs of living in the U.S., attracting new residents relocating from higher-cost markets.
- The area is anchored by Lake Hartwell's 55,000+ acres and nearly 1,000 miles of shoreline, a major tourism and recreation driver.
- Residents benefit from a small-town environment with access to major Upstate markets including Greenville, Anderson and Clemson.

Colliers | South Carolina
32 E Broad St, Ste 400
Greenville, SC 29601
+1 864 297 4950



Retail Team



Scott Burgess
Vice President
+1 864 527 5434
scott.burgess@colliers.com



Garrison Smith
Brokerage Associate
+1 864 527 5431
garrison.smith@colliers.com



Zane Landwerlen
Brokerage Associate
+1 864 527 5432
zane.landwerlen@colliers.com



Josh Seibert
Brokerage Associate
+1 864 527 5417
josh.seibert@colliers.com

Lead Brokers

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