



US-76, Pendleton, SC

Development Ready Site | Pendleton, SC



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Property Details

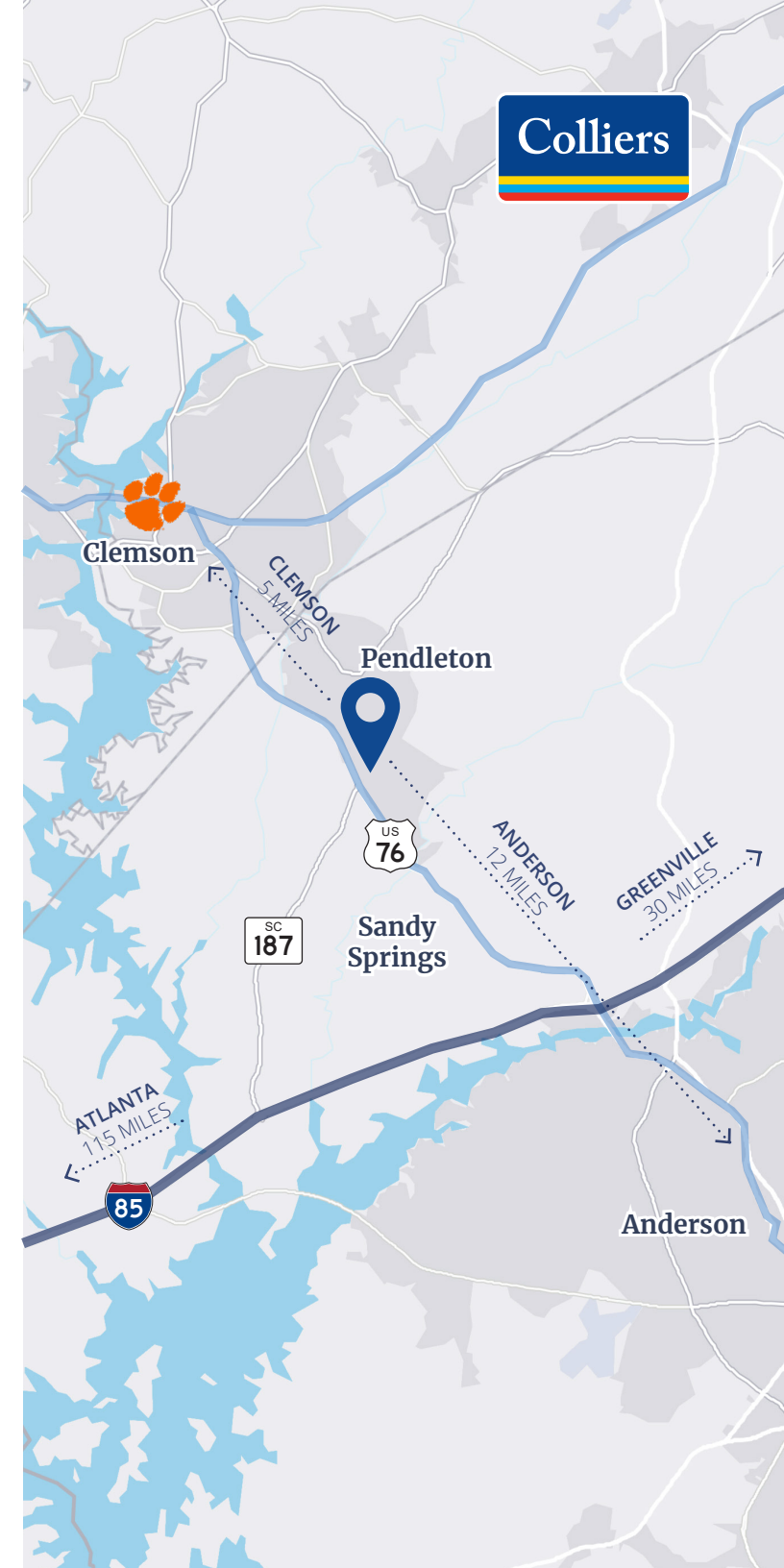
Address	7414 US-76 Pendleton, SC
County	Anderson
Available	Big Box, Shop Space & Outparcels <i>(see page 4)</i>
Traffic Counts	Hwy 76 ±20,400 VPD; Hwy 187 ±6,000 VPD
Property Highlights	• Exceptional visibility along Hwy 76 • Signalized intersection with Hwy 187 • Ideal for high-exposure commercial use • 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

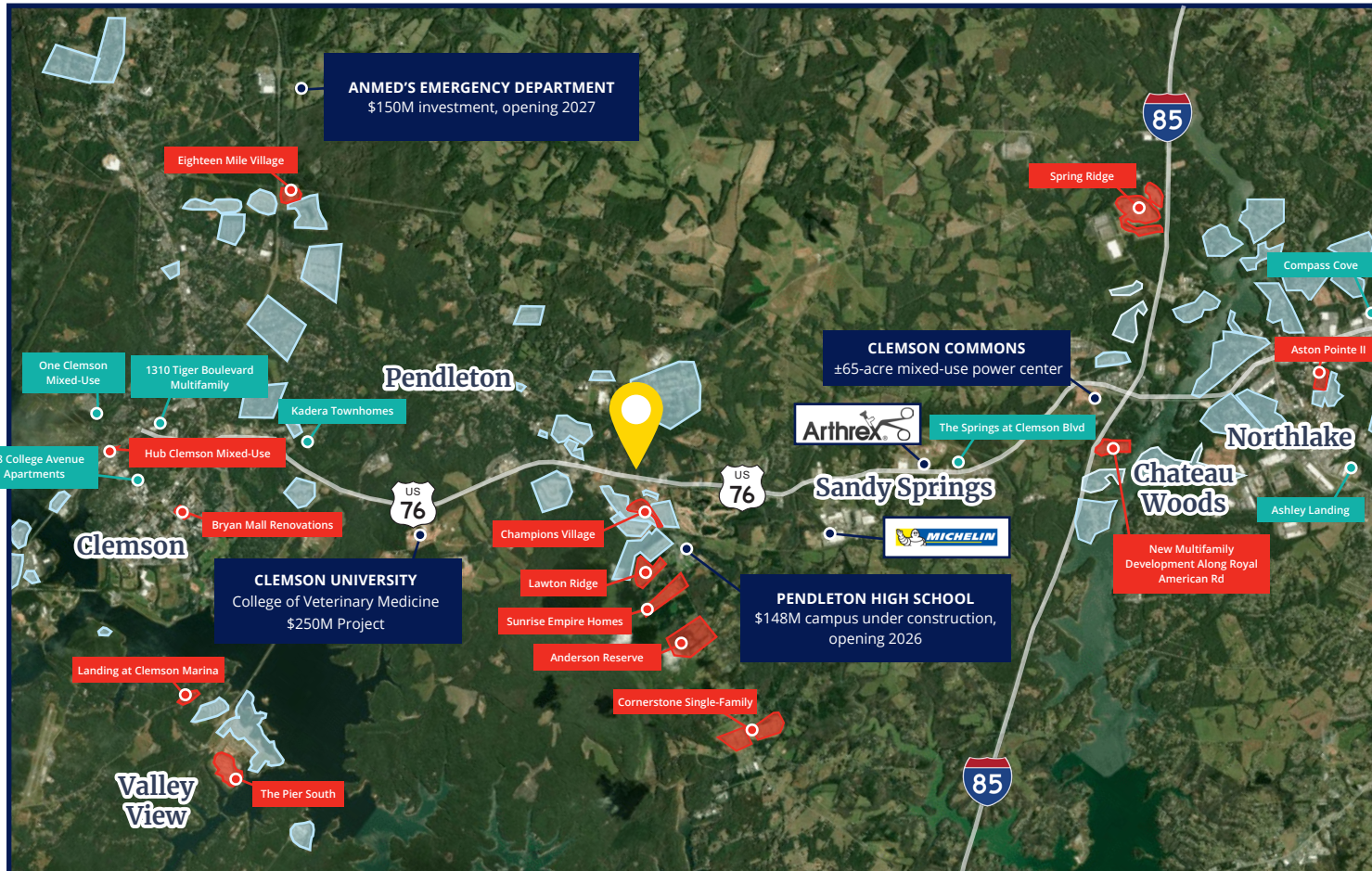
Lease Rate:

Contact Brokers



Area Development Map

Planned and Existing Residential Developments | Within 10 Miles



Existing Residential Units

- Pendleton MILL Lofts (± 120 units)
- Falls at Mehan (± 296 units)
- Streams at Battery Park (± 300 units)
- 412 College Ave (*currently ± 18 units, with additional ± 159 units planned*)
- Clemson University Douthit Hills Expansion (± 360 student beds)
- 398 College Ave Apartments (± 198 units)
- Clemson Dockside (± 200 units)
- Maverick Hills (± 174 units)
- The Grange (± 199 units)
- Longleaf Vickery (± 90 units)

Residential Units Under Construction

- Aston Pointe II (± 78 units)
- Hanna Crossing Cottages (± 58 units)
- Bryan Mall Renovations (± 216 units)
- Hub Clemson Mixed-Use (± 394 planned student housing)
- Hartwell Ridge Student Housing (± 168 units)
- Shiloh Road Multifamily (± 178 units)
- Landing at Clemson Marina (± 26 units)
- Eighteen Mile village (± 650 estimated units)

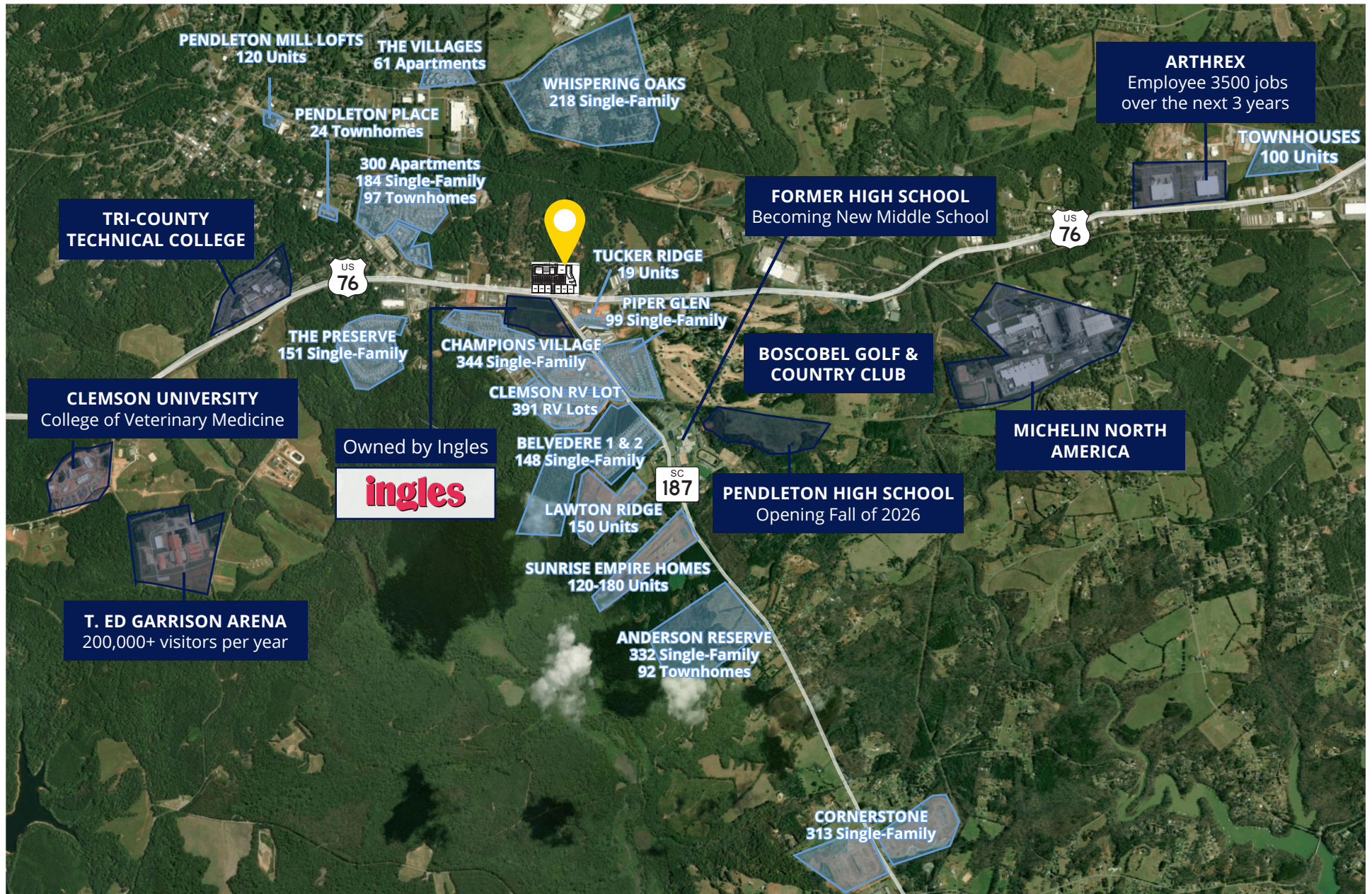
Planned Residential Units

- Oconee County Mixed-Use (± 700 estimated units)
- 1310 Tiger Blvd Multifamily (± 226 units)
- The Springs at Clemson Blvd (± 176 units)
- Ashley Landing (± 350 estimated units)
- Compass Cove (± 80 units)
- Kadera Townhomes (± 66 estimated units)
- One Clemson Mixed-Use (± 219 units)

Map Key	Number of units (within 10 miles)
Existing Residential Units	Estimated 15,000+ residential units
Residential Units Under Construction	Estimated 950+ residential units
Planned Residential Units	Estimated 5,000+ residential units

3-Mile Residential Growth Corridor

Planned: ±3,300 New Homes



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.

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Retail Team



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