



00 MARTIN LUTHER KING JR BLVD.

00 Martin Luther King Jr Blvd, Anderson, SC 29625

RICH BENNETT
Senior Vice President
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PROPERTY SUMMARY



PROPERTY DESCRIPTION

Location, Location, Location!

Over 13 acres available for sale or build-to-suit (BTS) right in the heart of Anderson! This property surrounds the Anderson Mall, located directly on Martin Luther King Jr. Blvd, with visibility from Clemson Blvd. The property can be subdivided and is perfect for retail or QSR users wanting to be in the middle of town. Call Listing Broker for more detail.

PROPERTY HIGHLIGHTS

- - Over 13 acres surrounding the Anderson Mall
- - Property can be subdivided
- - Visibility from Clemson Blvd
- - 14,500 VPD on MLK Jr Blvd

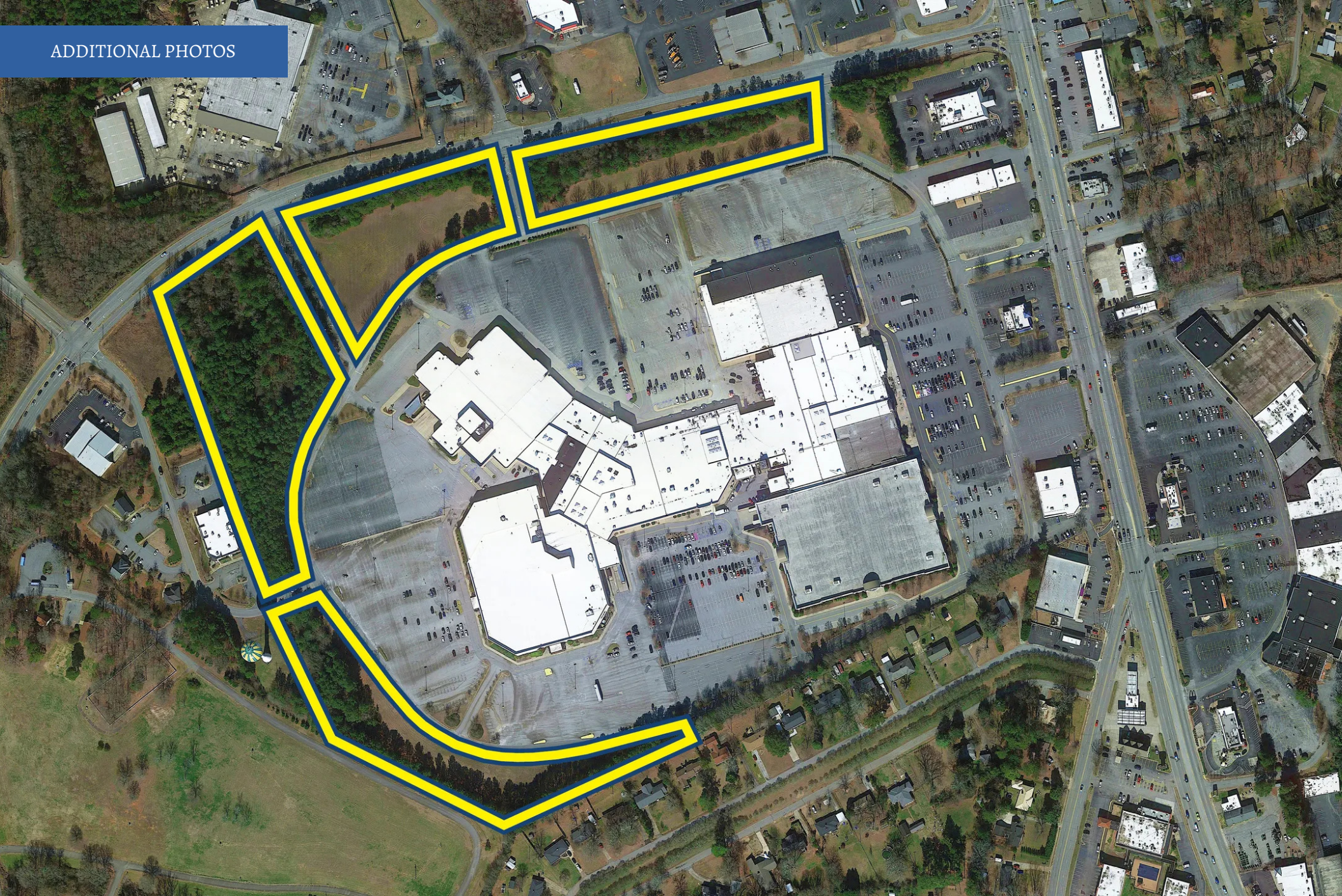
OFFERING SUMMARY

Sale Price:	\$3,241,000
Lot Size:	13.9 Acres

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	1,864	16,810	30,714
Total Population	3,735	35,831	66,919
Average HH Income	\$56,207	\$58,123	\$60,072

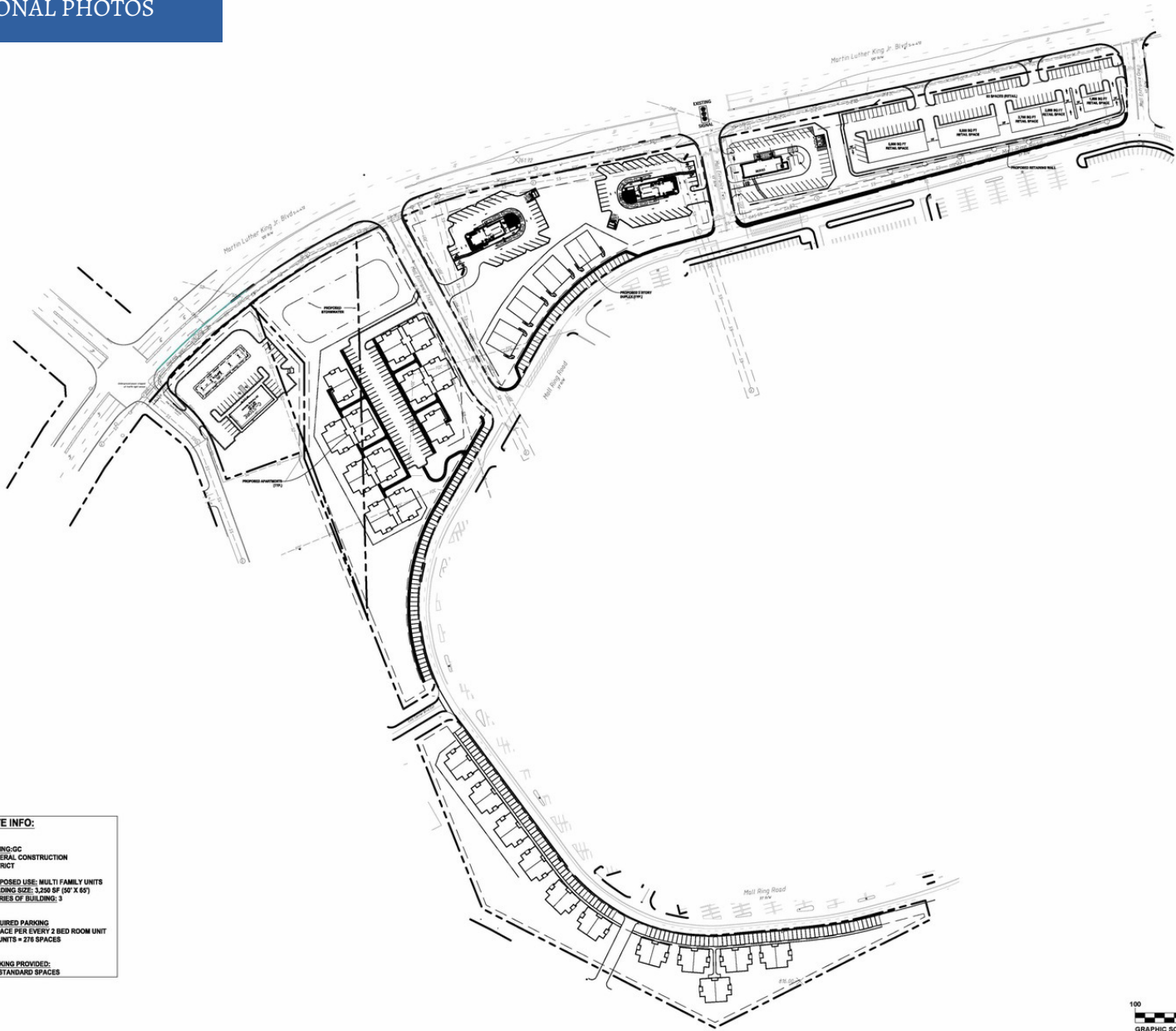


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ADDITIONAL PHOTOS



SITE INFO:

ZONING: GC
GENERAL CONSTRUCTION
DISTRICT

PROPOSED USE: MULTI-FAMILY UNITS
BUILDING SIZE: 3,280 SF (50' X 65')
STORIES OF BUILDING: 3

REQUIRED PARKING
2 SPACE PER EVERY 2 BED ROOM UNIT
136 UNITS = 272 SPACES

PARKING PROVIDED:
221 STANDARD SPACES



REVISIONS:			
NO.	DATE	DESCRIPTION	BY

SEAL:

CORPORATE SEAL



LAND PLANNING ASSOCIATES
CIVIL ENGINEERING

LAND PLANNING ASSOCIATES, INC.
110 WEST 1ST AVENUE - SUITE A
EASLEY, SC 29640
864.242.8072
design@lpa-inc.net

**ANDERSON MALL
PROPERTY**

PROPERTY INFORMATION:
TAX MAP NUMBER: SEE ADD INFO
REFERENCE D.B. & PG:
ADDITIONAL INFO:

ISSUE FOR CONSTRUCTION:
PERMIT DATE:
BID DATE:

DRAWN BY: CAS
DESIGN BY: CAS
CHECKED BY: PMR
DATE: 11/4/23
SCALE: HORIZ 1" = 100' VERT:
JOB NUMBER: 23.037

CONCEPT 30

PRELIM
ANDERSON MALL
PENDLETON SC
SOUTH CAROLINA

P:\2023\23-037 Anderson Mall\2023\23-037 Anderson Mall Concept 30.dwg (1 Layer) Layout 1 (3)
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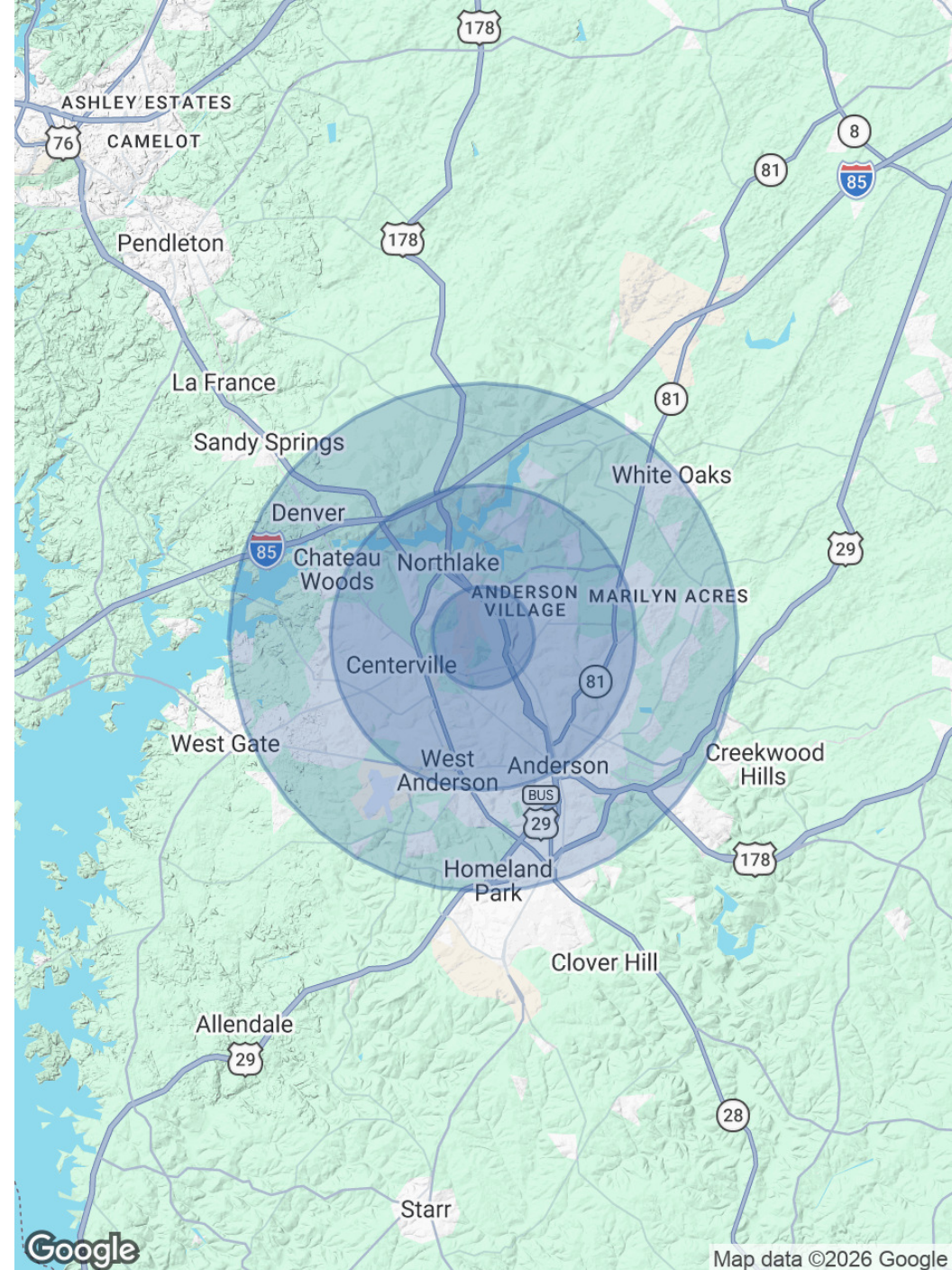
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DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	3,735	35,831	66,919
Average Age	38.5	39.3	40.1
Average Age (Male)	32.9	37.3	38.4
Average Age (Female)	44.8	42.3	41.9

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,864	16,810	30,714
# of Persons per HH	2.0	2.1	2.2
Average HH Income	\$56,207	\$58,123	\$60,072
Average House Value	\$115,385	\$143,521	\$147,489

2020 American Community Survey (ACS)



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