



# 3898 LIBERTY HIGHWAY

3898 Liberty Hwy, Anderson, SC 29621

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**McCOY WRIGHT**  
COMMERCIAL REAL ESTATE

## PROPERTY SUMMARY



### PROPERTY DESCRIPTION

Available for sublease +/- 3500 SF free-standing building with drive-thru on +/- 1.19 acres located at 3898 Liberty Highway. The property was a former bank & floor plan is suited for professional office. The Master Lease on the property expires September 30th, 2028. There is great signage existing at this location with an abundant amount of parking & phenomenal access on both Liberty Highway & Brown Road with a signalized intersection. This property would be a great fit for any professional office tenant or could potentially be redeveloped for a national retail user interested in the market. Located on an outparcel to the Walmart Supercenter only approximately ¼ mile from main corridor Clemson Blvd where traffic counts exceed 30K VPD. Nearby retailers within close proximity include: Walmart Supercenter, Sam's Club, Best Buy, Tractor Supply Co., PetSmart, Michaels, LongHorn Steakhouse, Chili's, Chick-fil-A, Chipotle Mexican Grill, Starbucks, Zaxbys, newly developed Fazoli's & Murphy USA among many more. The property has +/- 175' of frontage on Liberty Highway & +/- 275' of frontage on Brown Road. This property is located in Anderson City limits & is zoned General Commercial. Asking price is \$12.00/SF MG. Tenant or Tenant's Agent to verify any & all information. Please reach out to Listing Agent(s) with any interest or to schedule a showing.



### OFFERING SUMMARY

|                |                    |
|----------------|--------------------|
| Lease Rate:    | \$12.00 SF/yr (MG) |
| Lot Size:      | 1.19 acres         |
| Building Size: | 3,500 SF           |

| DEMOGRAPHICS      | 1 MILE   | 3 MILES  | 5 MILES  |
|-------------------|----------|----------|----------|
| Total Households  | 2,111    | 11,733   | 25,724   |
| Total Population  | 4,450    | 27,645   | 63,134   |
| Average HH Income | \$65,786 | \$88,077 | \$83,686 |



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## ADDITIONAL PHOTOS



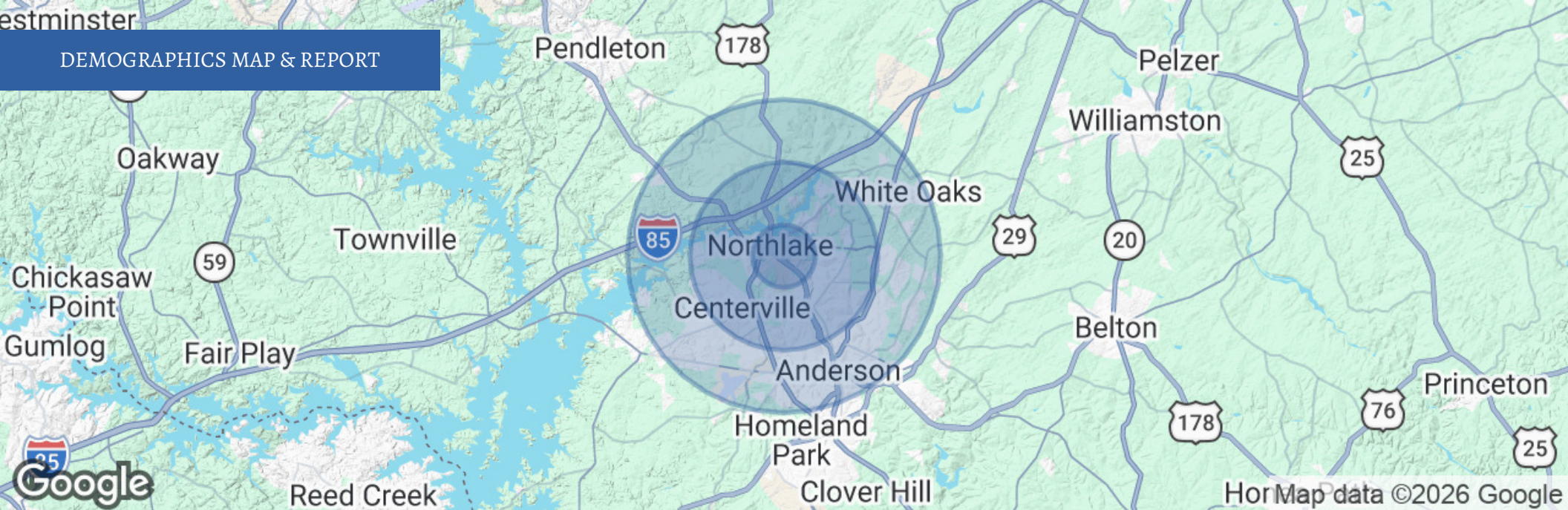
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| POPULATION           | 1 MILE | 3 MILES | 5 MILES |
|----------------------|--------|---------|---------|
| Total Population     | 4,450  | 27,645  | 63,134  |
| Average Age          | 39     | 43      | 42      |
| Average Age (Male)   | 38     | 41      | 40      |
| Average Age (Female) | 40     | 44      | 43      |

| HOUSEHOLDS & INCOME | 1 MILE    | 3 MILES   | 5 MILES   |
|---------------------|-----------|-----------|-----------|
| Total Households    | 2,111     | 11,733    | 25,724    |
| # of Persons per HH | 2.1       | 2.4       | 2.5       |
| Average HH Income   | \$65,786  | \$88,077  | \$83,686  |
| Average House Value | \$321,769 | \$288,590 | \$269,001 |

2020 American Community Survey (ACS)



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