

Available Retail/ Restaurant Development

Corner of Hwy 81
& Cornelia Road
Anderson, SC
29621



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Greenville, SC 29607
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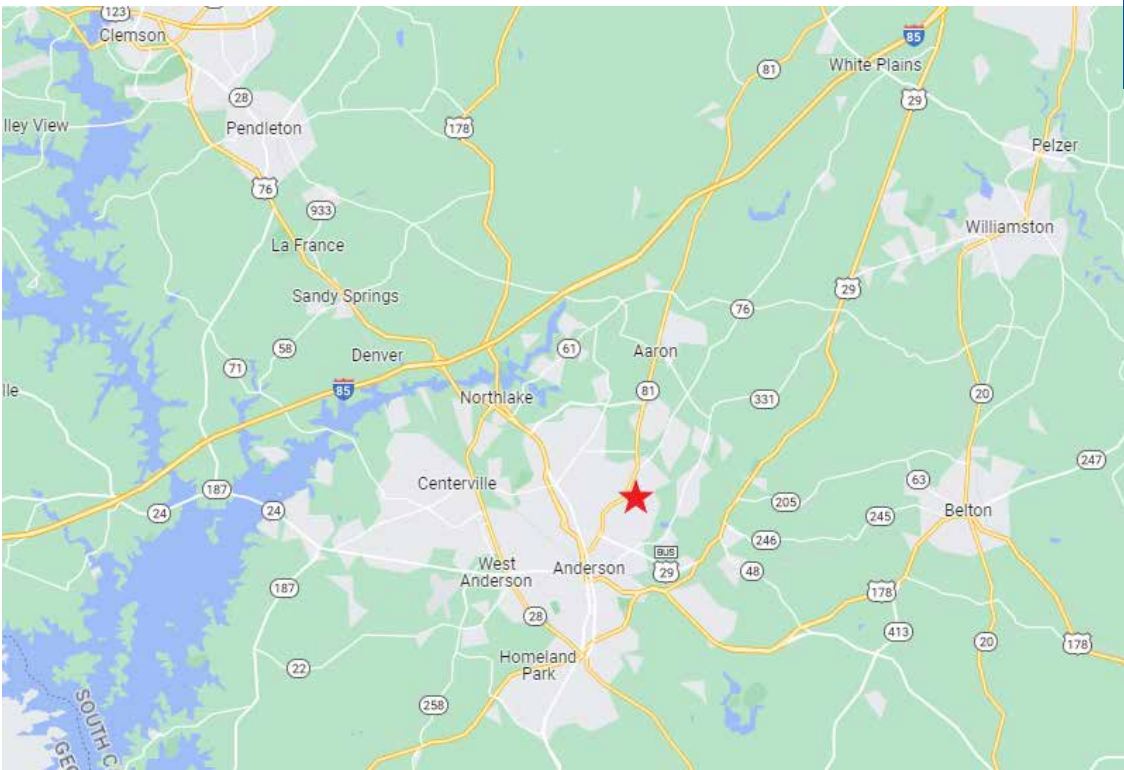
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Corner of Hwy. 81 & Cornelia Road Anderson, SC

Property Overview

PROPERTY FEATURES

- ±15 acres available
- Will subdivide
- Over 1,200' of Frontage on Hwy. 81
- Ideally situated on Hwy. 81 commercial corridor near downtown and new residential
- Great visibility at a traffic signal
- Strong residential demographics
- Nearby retailers/restaurants include Zaxby's, Chick-fil-A, Starbucks, QuikTrip, McDonalds, Eggs Up Grill, Chicken Salad Chick, Marcos Pizza, Freddy's, Ingles, Walgreens, CVS, Publix, and more
- Close proximity to AnMed Health, YMCA of Anderson, Anderson University (4,117 students), and McCants Middle School (600 students)



DEMOGRAPHICS (2022)

	1 mile	3 miles	5 miles
Population	6,862	40,841	73,310
Projected Pop.	7,317	42,061	75,355
Employees	3,833	20,066	32,316
Avg HH Income	\$87,607	\$81,619	\$82,482

TRAFFIC COUNTS

Highway 81	28,200 VPD
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Aerial



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Site Plan

