

FOR LEASE



LAKESIDE SHOPPING CENTER

Anderson, South Carolina

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McCOY WRIGHT

COMMERCIAL REAL ESTATE



HIGHLY VISIBLE RETAIL SPACE AVAILABLE IN ANDERSON, SC

HIGHLIGHTS

- Two adjacent properties forming a 184,579 SF retail center.
- Anchored by Citi Trends, Save-A-Lot, and Family Dollar
- Great location at the corner of Pearman Dairy Rd and W. Whitner (Highway 24)
- Traffic count in front of site is 21,300 VPD
- Excellent visibility and easy access from major thoroughfares
- New Development outparcel is also available for purchase (call for pricing).
- Call for Lease Rates

PROPERTY DETAILS

- 300-302 Pearman Dairy Rd
Anderson, SC 29625
- Size: +/-184,579 SF
- Type: Retail
- Lease Rate: Please Call



SITE PLAN



C1	Foothills Medical	22,720 SF
C3	Foothills Medical	7,000 SF
C6	Beauty World	12,924 SF
C8	AVAILABLE	3,997 SF
C9	AVAILABLE	1,800 SF
A14	Xclusive Urban Wear	490 SF
A13	Devines Hair Salon	1,029 SF
A12	Magha's Brow & Lash Bar	1,078 SF
A11	Anderson County Sheriffs	1,210 SF
A10	AVAILABLE	1,763 SF
A9	Rise & Shine Adult Day Care	3,445 SF
A8	AVAILABLE	20,000 SF
A7	AVAILABLE	30,000 SF
A6	Family Dollar	7,020 SF
A5	Liquor Store	3,300 SF
A4B	Save-A-Lot	18,322 SF
A4	AVAILABLE	18,081 SF
A3	Citi Trends	16,300 SF
A1	OK Nail and Spa	2,500 SF
B7	AVAILABLE	1,600 SF
B2	Glory Outreach	8,800 SF
B1	Napolean Shears	1,200 SF
A	NEW DEVELOPMENT	Call for Price



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SITE AERIAL





AREA AERIAL





LOCATION MAP



Information herein is deemed reliable but not warranted. Buyers, Tenants or any Interested Parties must independently verify any and all information regarding the subject property(s).



DEMOGRAPHICS

	<u>1 MI</u>	<u>3 MI</u>	<u>5 MI</u>
2022 Population	4,350	35,747	73,264
2027 Pop Projected	4,660	38,043	77,906
Pop Growth '22 - '27	7.13%	6.42%	6.34%
Average Age	39.20	39.50	39.70
2022 Households	1,818	14,531	29,578
2027 HH Projected	1,947	15,442	31,401
HH Growth '22 - '27	7.10%	6.27%	6.16%
Ave HH Size	2.40	2.30	2.40
Ave HH Income	\$40,364	\$53,753	\$63,552
Median Home Value	\$81,826	\$125,088	\$145,678

