

GREENVILLE - SPARTANBURG, SC  
**ANDERSON CENTRAL**

HIGHWAY 28 & MONITOR DRIVE

**NEW**  
**MARKET**

newmarketprop.com



**SIZE**

223,211 SF

**ADDRESS**

651 Highway 28 Bypass  
 Anderson, South Carolina 29624

**ANCHOR TENANT**

Walmart

**PROPERTY HIGHLIGHTS**

- Highway 28 Bypass is the main retail corridor servicing the west side of the city
- Population increase of 14% since 2000
- Successful Walmart anchored community center with long standing tenancy

**MARKET HIGHLIGHTS**

Greenville-Spartanburg is a main hub of economic activity in the Southeast. Located just outside of Greenville, the Anderson area is home to many commuting workers and local professionals alike. BMW's manufacturing plant, located in Spartanburg, provides more than 3,000 jobs to the surrounding area giving it the title of the largest employer in the Greenville-Spartanburg market. The Spartanburg Regional Medical Center also provides around 3,000 jobs to the market.

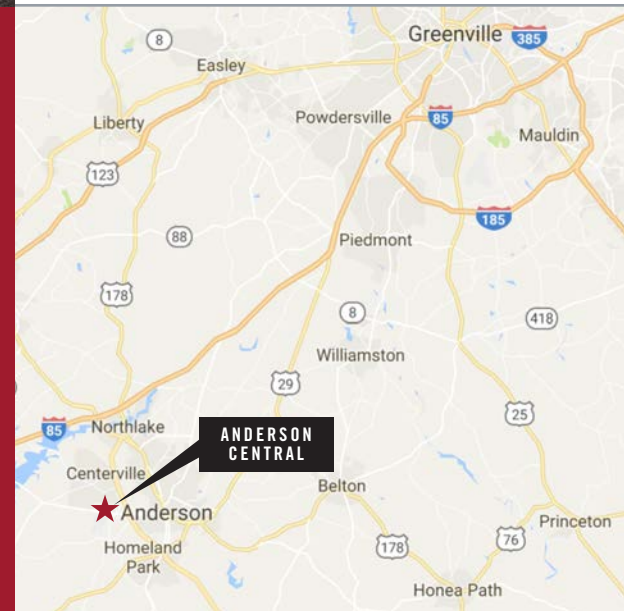
**DEMOGRAPHICS\***

	1 MILE	3 MILE	5 MILE
Population	2,613	31,447	64,883
Average HH Income	\$34,135	\$42,599	\$52,001

**TRAFFIC COUNTS**

	VEHICLES PER DAY
Highway 28	19,128
Monitor Drive	1,878

\*2017 Estimates



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