



99 WELPINE RD

99 Welpine Rd, Pendleton, SC 29670

BEN WILSON

Junior Associate
864.642.2424
ben@mccoywright.com

JACKSON WILLIAMSON

Vice President
864.376.4442
jackson@mccoywright.com



MCCOY WRIGHT
COMMERCIAL REAL ESTATE

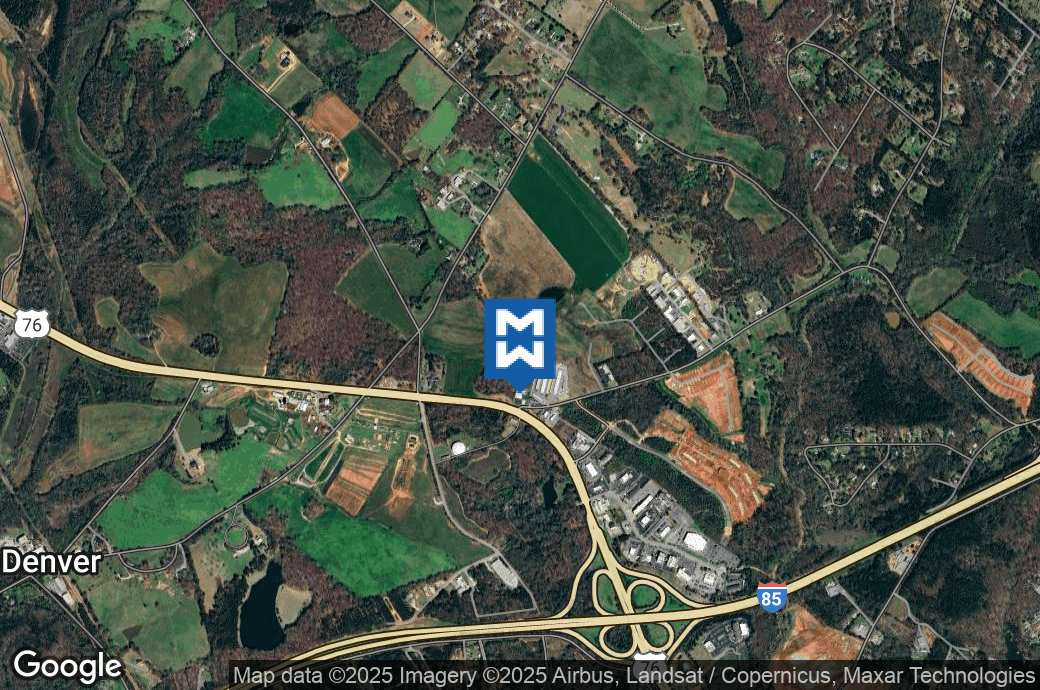
PROPERTY SUMMARY



PROPERTY DESCRIPTION

Now Available — a 1,500 SF Retail Vacancy located in a recently renovated multi-tenant facility at 99 Welpine Road. Positioned just off Highway 76, Anderson’s most prominent commercial corridor, this space offers exceptional visibility and easy accessibility. The property benefits from strong traffic counts, a refreshed Interior, and neighboring tenants that help drive consistent foot traffic. This space is ideal for any retail user looking to establish or expand their presence in a high-exposure location within one of Anderson’s most active corridors. Don’t miss this opportunity to plant your business in a thriving, strategic area.

Contact Listing Broker for Details.



OFFERING SUMMARY

Lease Rate:	\$22.00 SF/yr (MG)
Available SF:	1,500 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	265	4,539	17,002
Total Population	573	10,555	40,241
Average HH Income	\$105,999	\$92,289	\$85,001



Ben Wilson, Junior Associate | 864.642.2424 | ben@mccoywright.com
Jackson Williamson, Vice President | 864.376.4442 | jackson@mccoywright.com



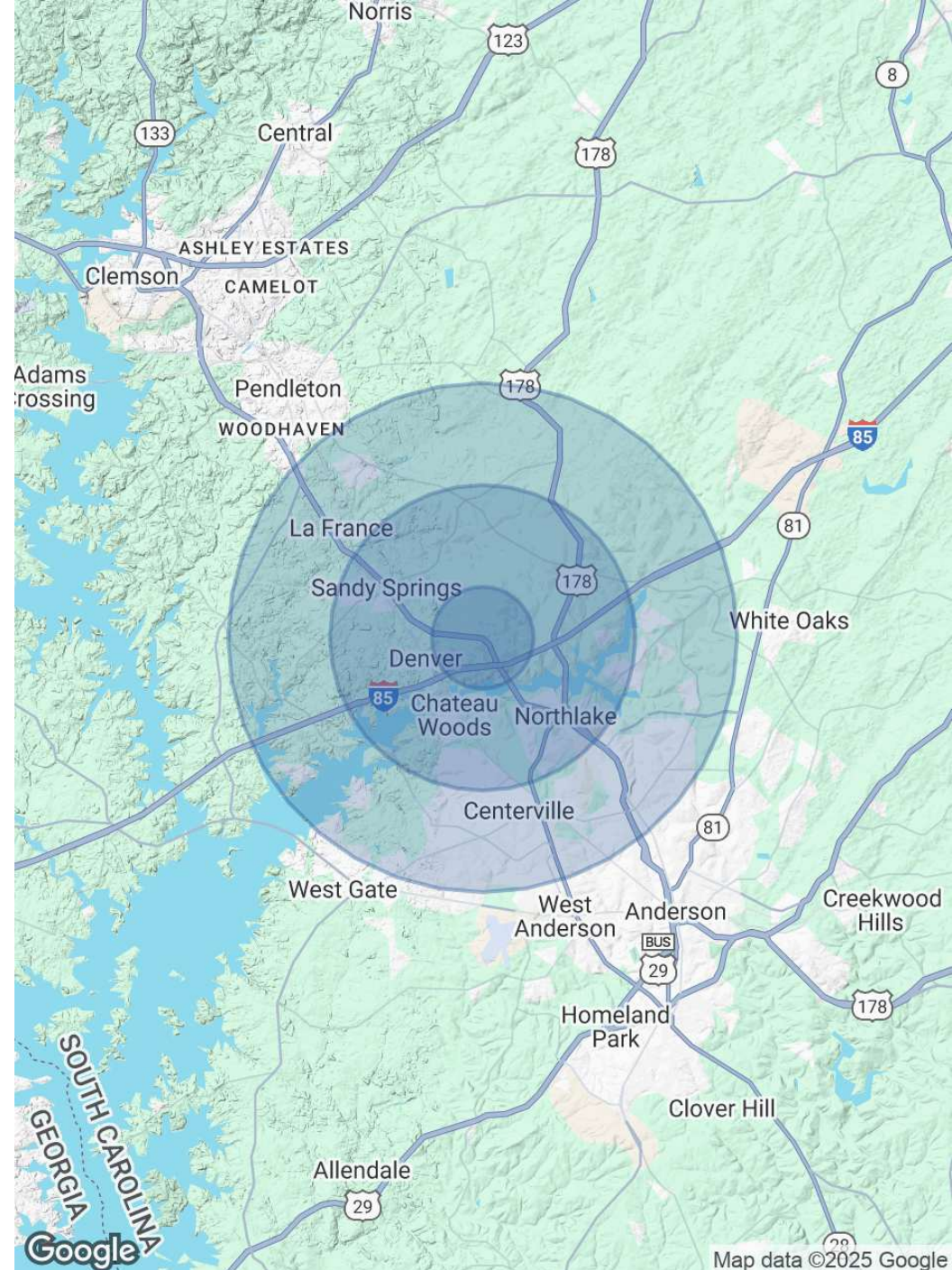
Ben Wilson, Junior Associate | 864.642.2424 | ben@mccoywright.com
Jackson Williamson, Vice President | 864.376.4442 | jackson@mccoywright.com

DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	573	10,555	40,241
Average Age	49	44	43
Average Age (Male)	47	42	41
Average Age (Female)	50	45	44

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	265	4,539	17,002
# of Persons per HH	2.2	2.3	2.4
Average HH Income	\$105,999	\$92,289	\$85,001
Average House Value	\$388,134	\$320,099	\$293,896

Demographics data derived from AlphaMap



Ben Wilson, Junior Associate | 864.642.2424 | ben@mccoywright.com
Jackson Williamson, Vice President | 864.376.4442 | jackson@mccoywright.com



BEN WILSON

Junior Associate

Direct: 864.642.2424 **Cell:** 864.617.2120
ben@mccoywright.com



JACKSON WILLIAMSON

Vice President

Direct: 864.376.4442
jackson@mccoywright.com



Ben Wilson, Junior Associate | 864.642.2424 | ben@mccoywright.com
Jackson Williamson, Vice President | 864.376.4442 | jackson@mccoywright.com