

Walmart Neighborhood Market Outparcel

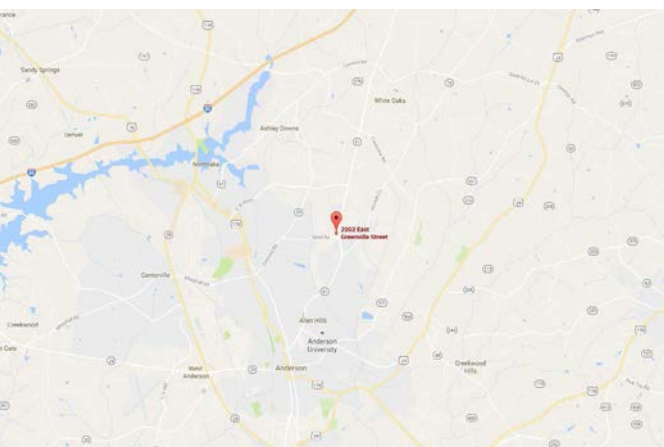
2003 East Greenville St | Anderson, SC



Overview

Outparcel #1
Lot Size: 0.83 Acres
Price: \$360,000

Shop Space for Lease
Call for Rates



Description

- Outparcel opportunity adjacent to 41,000 SF Walmart Neighborhood Market
- Strategically located across the street from AnMed Health & Medical Center, Anderson's top employer. AnMed Health Medical Center is a 461 bed acute care hospital that anchors the AnMed Health Facility network.
- Direct point of access along Reed Road.
- Walmart Neighborhood Market and available outparcel cater to the surrounding residential communities, commuters traveling along Greenville Highway and patients and employers of AnMed Health.

Demographics

	3 MILE	5 MILE	10 MILE
Current Est Population	31,955	62,922	124,788
Average HH Income	\$67,928	\$58,950	\$57,623
Households	12,938	25,225	49,030

Year: 2016 | Source: Esri

Traffic Counts

Reed Road	8,800 VPD
East Greenville Street	25,900 VPD

Year: 2015 | Source: SCDOT

Contact

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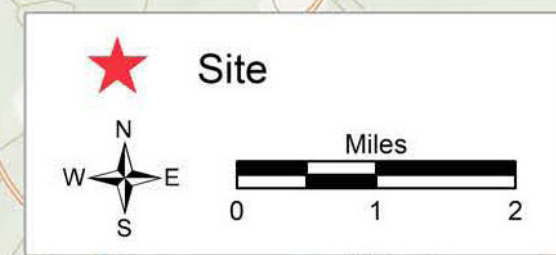
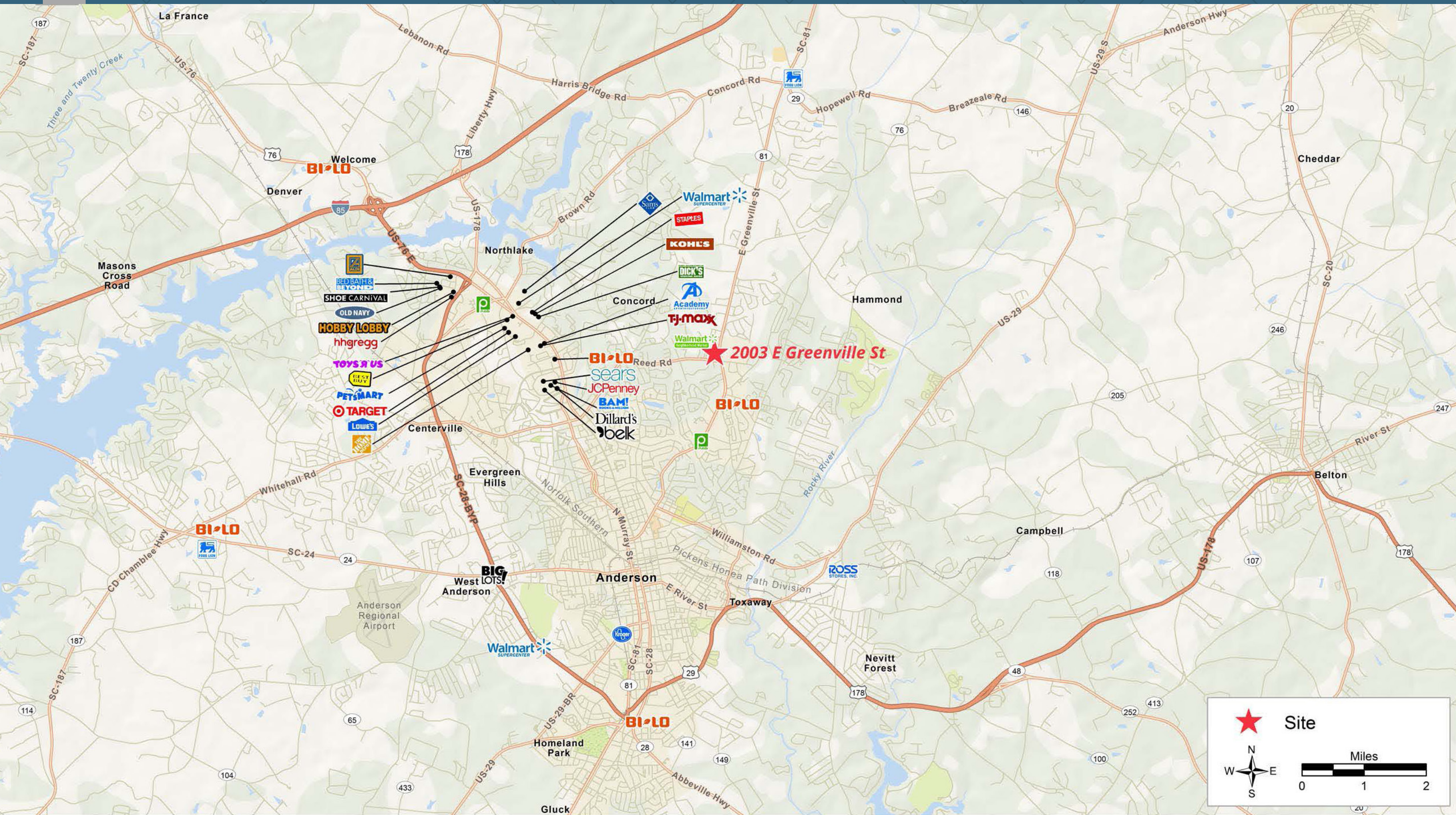
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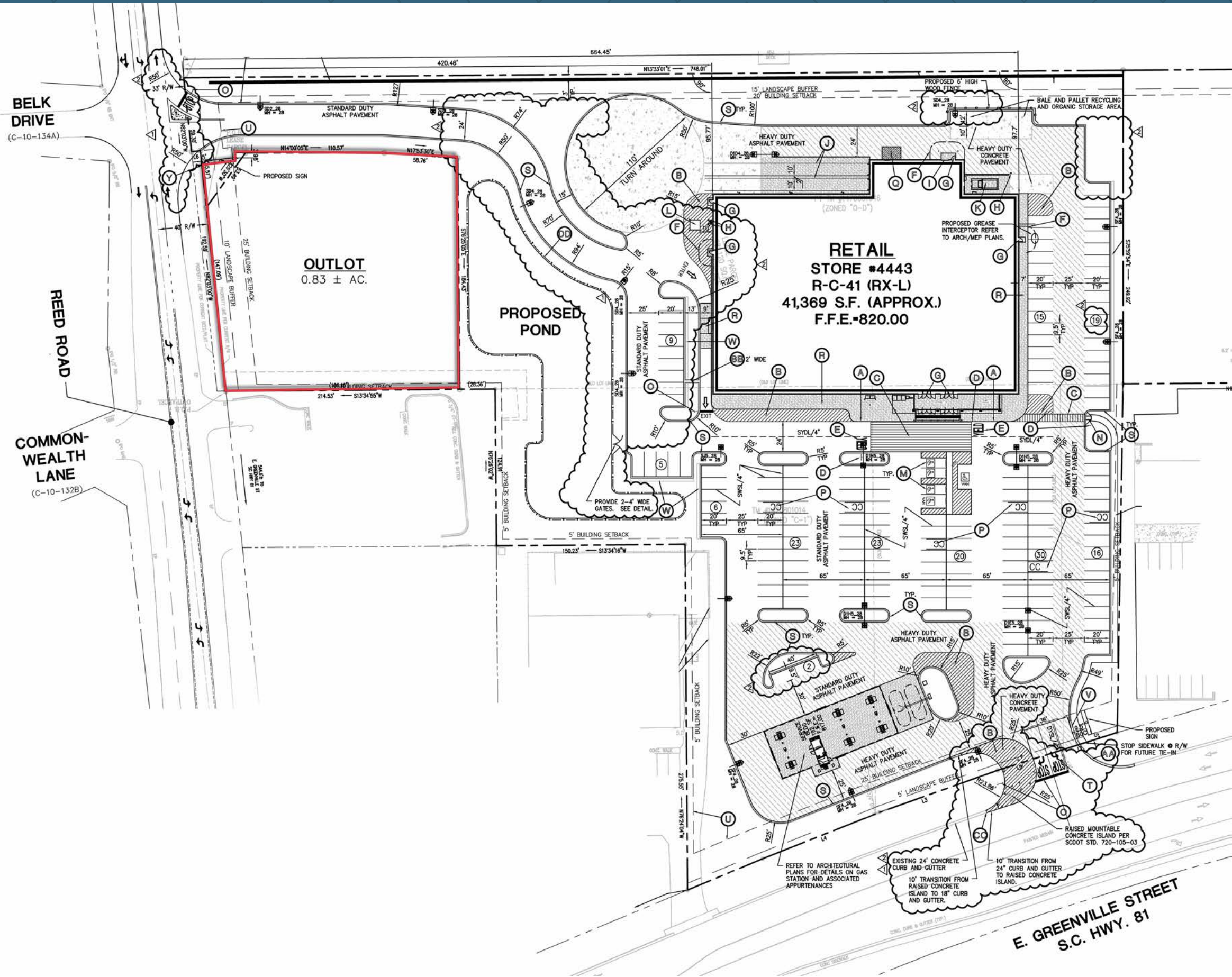
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Executive Summary

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	3 miles	5 miles	10 miles
Population			
2000 Population	25,306	52,496	107,291
2010 Population	30,349	60,167	119,855
2016 Population	31,955	62,922	124,788
2021 Population	33,285	65,275	129,101
2000-2010 Annual Rate	1.83%	1.37%	1.11%
2010-2016 Annual Rate	0.83%	0.72%	0.65%
2016-2021 Annual Rate	0.82%	0.74%	0.68%
2016 Male Population	46.1%	47.0%	48.0%
2016 Female Population	53.9%	53.0%	52.0%
2016 Median Age	39.1	39.2	40.3
Households			
2000 Households	10,392	21,287	42,583
2010 Households	12,395	24,351	47,499
2016 Total Households	12,938	25,225	49,030
2021 Total Households	13,419	26,061	50,526
2000-2010 Annual Rate	1.78%	1.35%	1.10%
2010-2016 Annual Rate	0.69%	0.57%	0.51%
2016-2021 Annual Rate	0.73%	0.65%	0.60%
2016 Average Household Size	2.34	2.40	2.49
Housing Units			
2016 Total Housing Units	14,505	29,129	56,131
2016 Owner Occupied Housing Units	7,732	14,685	32,346
2016 Renter Occupied Housing Units	5,207	10,539	16,685
2016 Vacant Housing Units	1,567	3,904	7,101
Race and Ethnicity			
2016 White Alone	75.4%	67.0%	73.9%
2016 Black Alone	18.8%	26.7%	20.7%
2016 American Indian/Alaska Native Alone	0.2%	0.2%	0.2%
2016 Asian Alone	2.0%	1.7%	1.1%
2016 Pacific Islander Alone	0.0%	0.0%	0.0%
2016 Hispanic Origin (Any Race)	4.3%	4.9%	4.4%
Income			
2016 Median Household Income	\$50,226	\$39,836	\$42,279
2016 Average	\$67,928	\$58,950	\$57,623
Per Capita Income	\$28,739	\$24,480	\$23,220
2016 Population 25+ by Educational Attainment			
Total	21,333	42,313	85,458
High School Graduate	20.7%	24.3%	26.3%
GED/Alternative Credential	3.6%	4.6%	6.0%
Some College, No Degree	21.4%	21.5%	20.8%
Associate Degree	11.0%	9.6%	9.7%
Bachelor's Degree	20.0%	15.2%	13.3%
Graduate/Professional Degree	12.7%	9.3%	7.4%
Data for all businesses in area			
Total Businesses:	1,978	3,479	4,876
Total Employees:	27,763	45,331	68,863
Total Residential Population:	31,955	62,922	124,788
Employee/Residential Population Ratio:	0.87:1	0.72:1	0.55:1