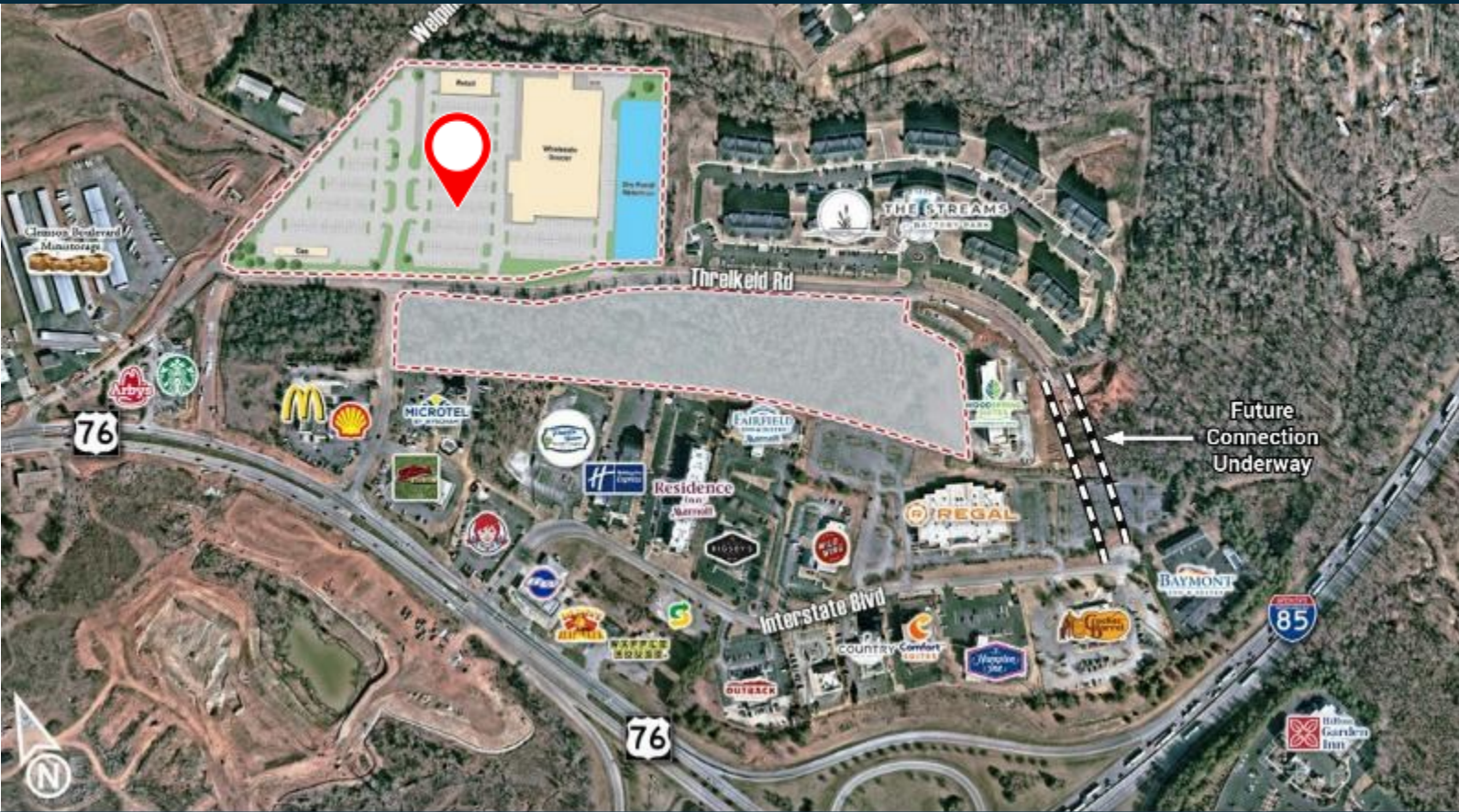




BUILD-TO-SUIT / GROUND LEASE / SALE

17.33 +/- ACRES

WELLPINE RD & THRELKELD BLVD | ANDERSON, SC



Property Highlights

- ◆ 17.33 acre development site with Anchor pad available
- ◆ Located in fast-growing area between Anderson and Clemson, SC off I-85
- ◆ Monument Signage on Hwy 76
- ◆ Only 15 mins north to Clemson University with over 23,400 students
- ◆ Surrounded by new residential & several hotels at Exit #19

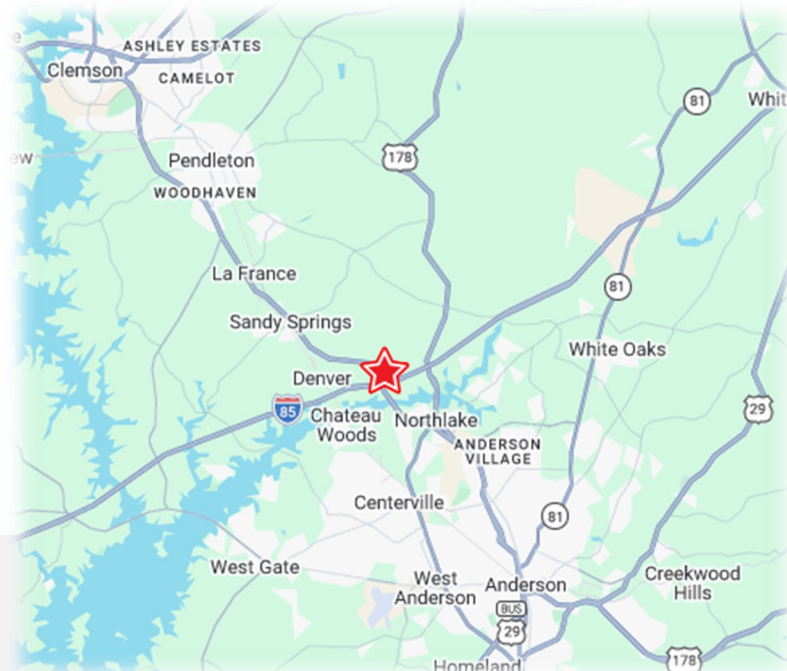
Surrounding Retailers



CONTACTS

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	1 Mile	3 Miles	5 Miles
Population	662	10,504	39,088
Average HH Income:	\$111,290	\$108,316	\$101,549
Daytime Population:	360	8,260	16,088



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SALE / GROUND LEASE / BUILD-TO-SUIT

WELLPINE RD & THRELKELD BLVD | ANDERSON, SC

17.33 +/- ACRES

CONCEPTUAL MASTER SITE PLAN



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