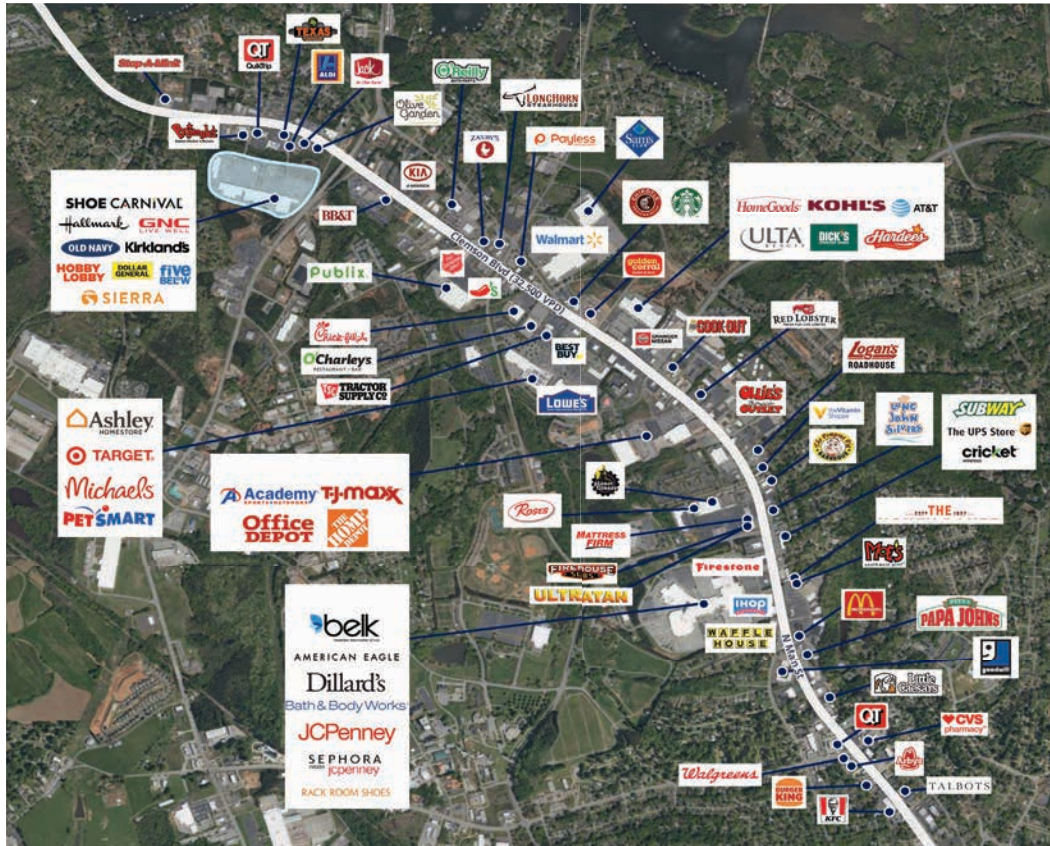


# ANDERSON STATION

100 STATION DRIVE, ANDERSON, SC



## ► PROPERTY DETAILS

Total Square Footage: 244,131 SF

## ► PROPERTY DESCRIPTION

Retail power center, Anderson Station in Anderson, South Carolina offers approximately 244,131 square feet of retail space at the intersection of Highway 76 and the Highway 28 Bypass. The shopping center features several national tenants including Hobby Lobby, Ross, Old Navy, and Sierra. Anderson Station is strategically located in Anderson as part of the Anderson-Greenville-Spartanburg MSA.

## ► DEMOGRAPHICS

	1 Mile	5 Miles	10 Miles
Total Population	23,829	61,312	125,919
Average Household Income	\$81,056	\$74,347	\$72,425
2024 Households	10,851	26,748	54,258

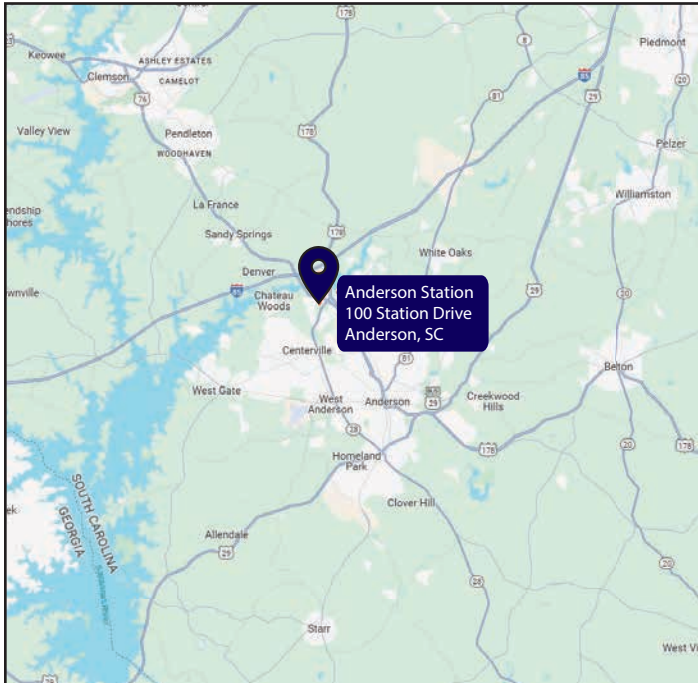
## ► TENANTS





# ANDERSON STATION

100 STATION DRIVE, ANDERSON, SC



Suite	Tenant	Size (SF)
100	Spectrum	±3,850
104	America's Best Contacts	±4,000
108	Elite Integrated Therapy	±3,000
112	Bath and Body Works	±3,000
120	Five Below	±10,000
130	VIP Nails	±6,000
138	Shoe Carnival	±10,000
142	Old Navy	±20,000
146	Sierra	±22,398
150	AVAILABLE	±12,096
154	Arctic Creamery	±1,200
156	GNC	±1,200
158	Ross	±30,187
162	AVAILABLE	±34,000
166	Kirkland's	±6,019
168	Hallmark	±4,500
170	Dollar Tree	±10,013
172	Hobby Lobby	±55,000
174	Mariner Finance	±1,200
176	AVAILABLE	±1,200
186	El Patron	±4,800
-	Expandable Area	±4,000
-	Future Pad	GL or BTS
TOTAL		±221,367



## AVAILABLE SPACE

Availability	Size (SF)
Suite 150	±12,096
Suite 176	±1,200
Expandable Area	±4,000
Future Pad	Ground lease or Build-to-suit