



SPENCER/HINES
PROPERTIES

Retail Strip Center For Sale!

1475 Pearman Dairy Road, Anderson, SC



\$1,200,000
7.29% Cap

Excellent Retail Investment Opportunity!

- Fully Occupied Retail Strip Center
- La Fogata Restaurant – Leased until 10/31/2027
- Razor’s Edge Barber – Leased until 2/28/2027
- The Social Tap – Leased until 2/28/2025
- Plenty of Parking!
- Conveniently Located Less than 5 Minutes from I-85!
- Close to Businesses, Churches, Shopping, and Restaurants

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WWW.SPENCERHINES.COM

COMMERCIAL REAL ESTATE SALES, LEASING, & INVESTMENTS

380 S. Pine Street, Spartanburg, SC 29302 - 864.583.1001

No warranty or representation, expressed or implied, is made to the accuracy of the information contained herein, and the same is submitted subject to errors, omissions, change of price, rental or other conditions, imposed by the principles.



Key Facts

- +/- 9,600 SF – 3 Units
- +/- 3.8 Miles to Downtown Anderson
- +/- 4.2 Miles to Interstate 85
- +/- 2.65 Acre Lot
- 5-Mile Demographics (2023)
 - Population: 68,150
 - Households – 27,677
 - Ave. HH Income - \$68,818
 - Traffic Count: 23,200

Retail Investment Opportunity!

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Tenant	Square Footage	Monthly Rent
La Fogata of Anderson	3,740 SF	Total of \$9,969
Razor's Edge Barber Shop	1,369 SF	
Social Tap	4,492 SF	
Annual Property Taxes (Landlord Responsibility)	\$20,137.65	
Annual Property Insurance (Landlord Responsibility)	\$6,000.00	
Repairs and Maintenance (Landlord Responsibility)	\$5,981.40 (Estimated 5% of GOI)	
Annual NOI	\$87,508.95 = 7.29%	



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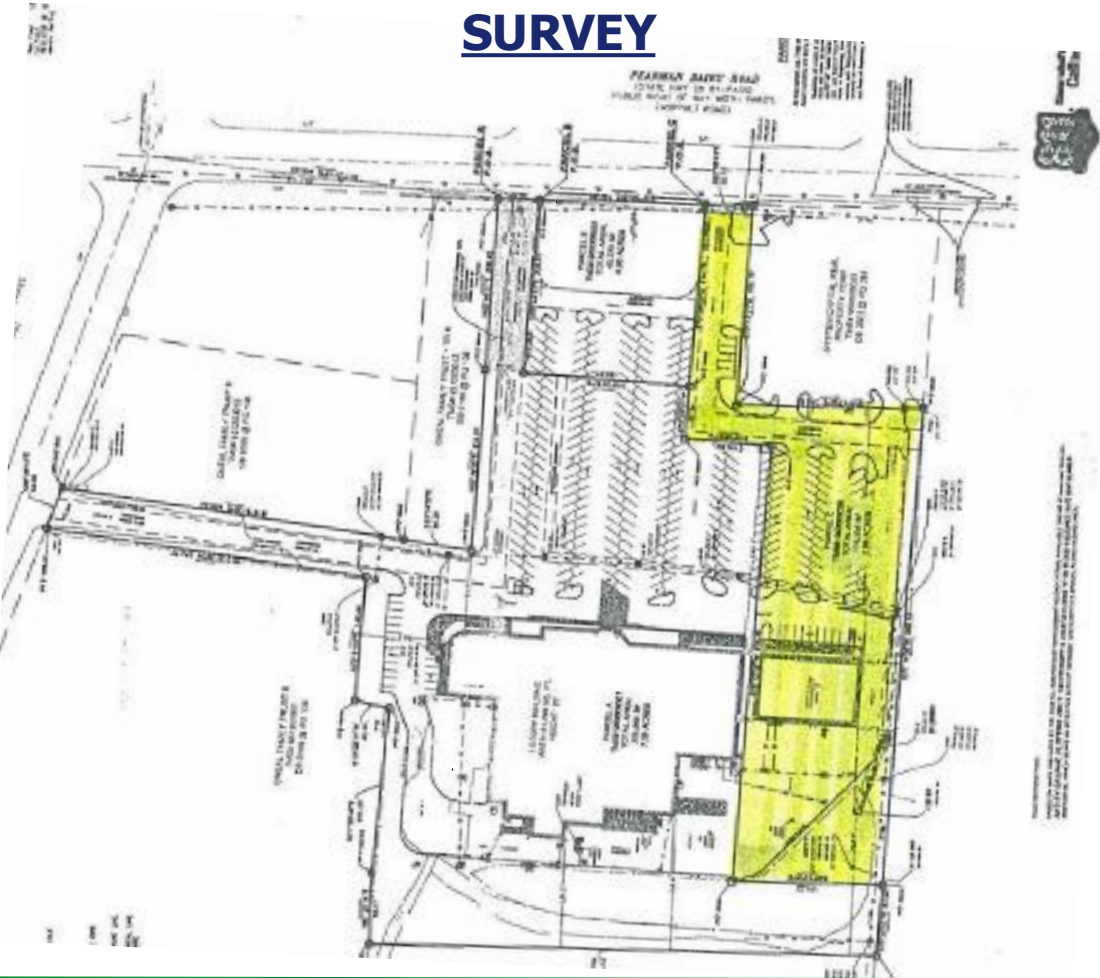


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SURVEY



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SITE AERIAL



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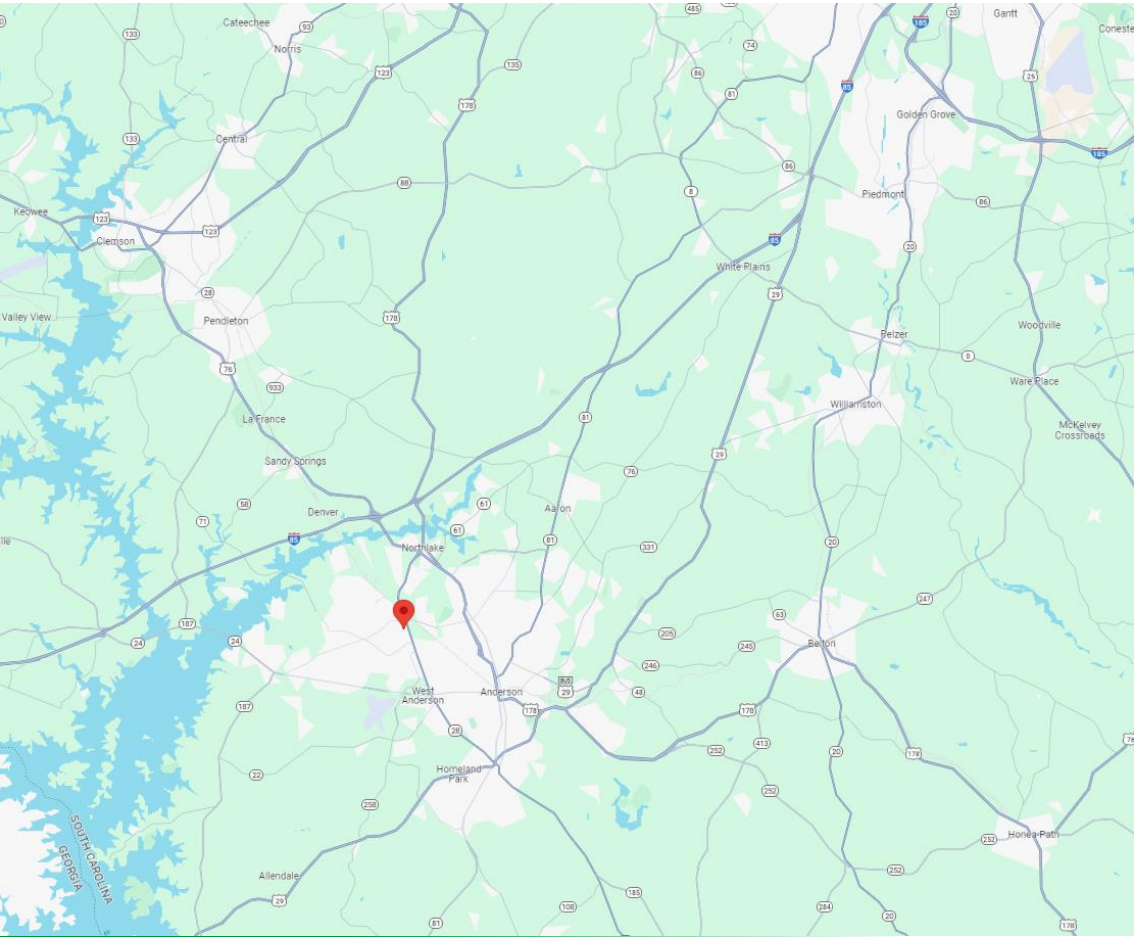


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LOCATION MAP



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