

3220 Anderson Road
Greenville, SC 29611



± 6 UNRESTRICTED ACRES IN GREENVILLE, SC | FOR SALE

PROPERTY AND LOCATION HIGHLIGHTS

- Greenville County Tax Map Numbers: 0246000200500, 024600020040
- Road Frontage: ± 300 ft on Anderson Road
- Zoning: R-S
- School Zoning: Carolina High Academy, Tanglewood Middle School, and Thomas E. Kerns Elementary
- ± 12 minutes to Downtown Greenville, SC
- ± 5 minutes to Powdersville, SC
- Property has been cleared and fenced
- Crossroads: Anderson Road and Old Anderson Rd S.
- Possible utilities: Public water, power, sewer (400 ft away)

OFFERING SUMMARY

Lot Size:	± 6 Acres
Sale Price:	\$505,000.00



KNOX DUNCAN
864.608.0029
kduncan@reedypg.com

REEDY PROPERTY GROUP
301 N. Main Street, Suite 501
Greenville, SC 29601
reedycommercial.com

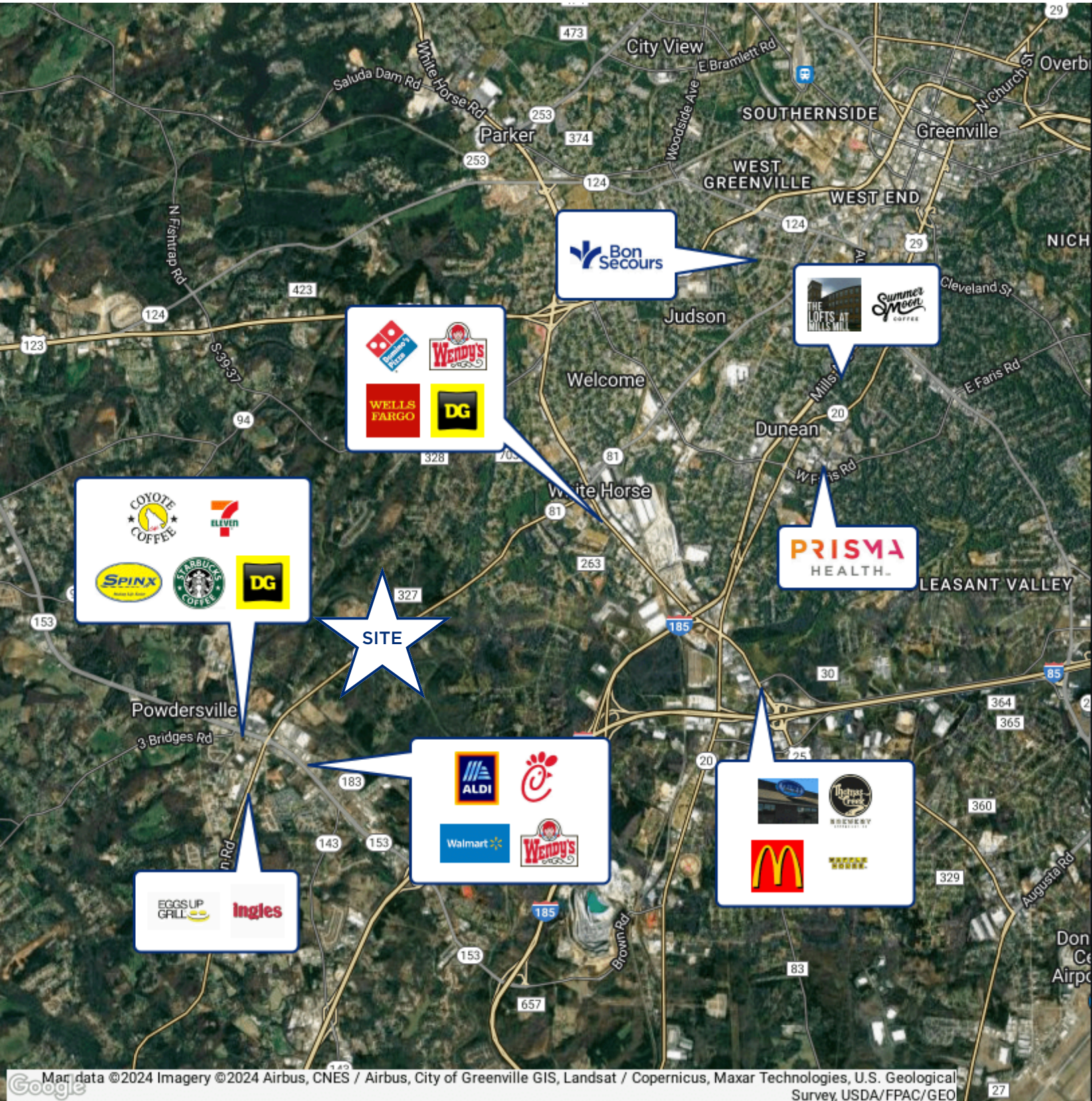
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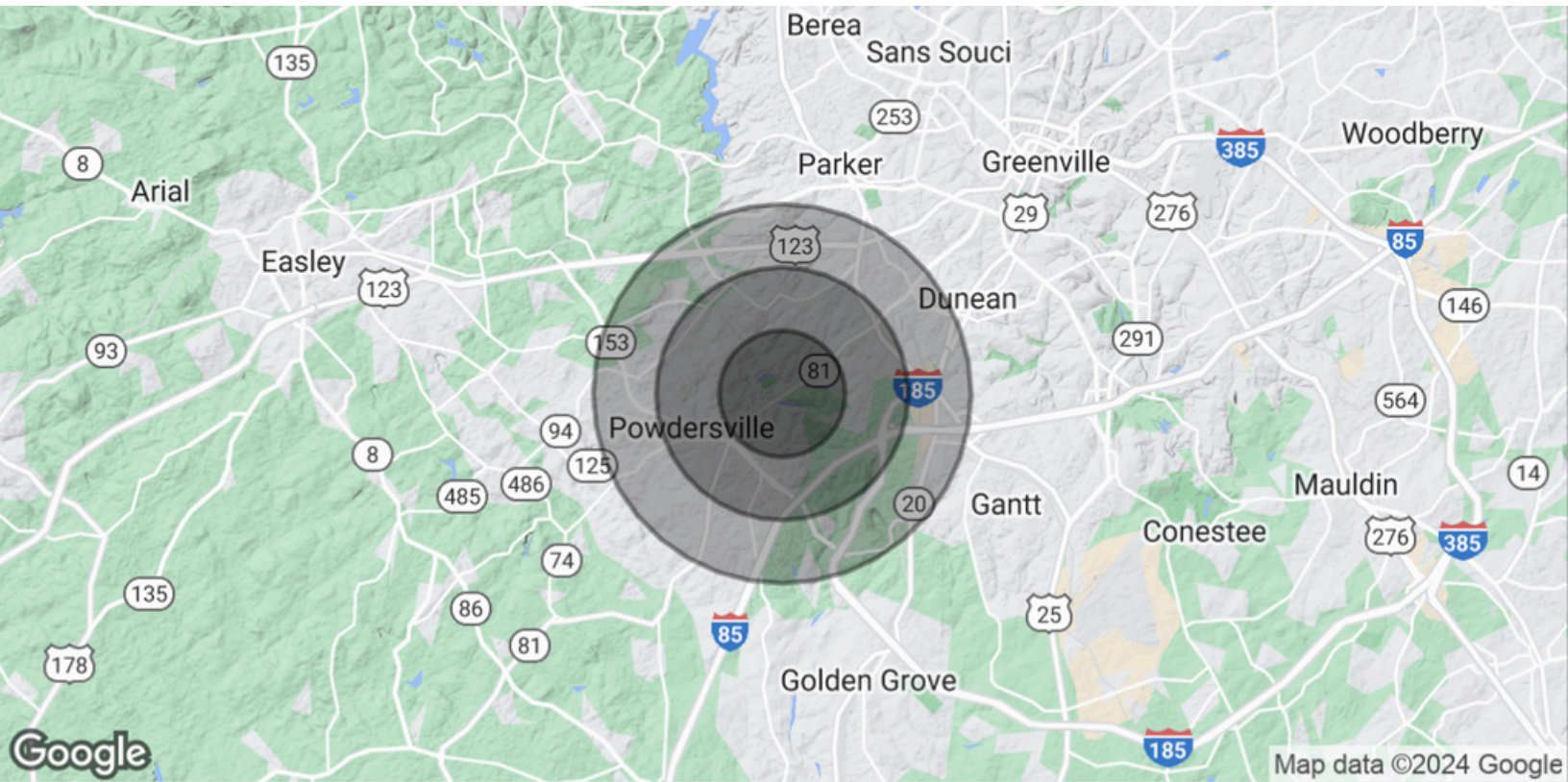
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LOCAL DEMOGRAPHICS



POPULATION	1 MILE	2 MILES	3 MILES
Total Population	2,460	10,684	24,325
Average Age	37.3	37.5	37.6
Average Age (Male)	35.1	36.8	37.5
Average Age (Female)	36.4	37.4	38.3
HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	1,034	4,714	10,752
# of Persons per HH	2.4	2.3	2.3
Average HH Income	\$49,991	\$62,174	\$61,445
Average House Value	\$144,148	\$146,828	\$146,616

* Demographic Data Derived From 2020 ACS - US Census