

# 302 PEARMAN DAIRY RD.



**LEGACY**  
COMMERCIAL PROPERTY

302 PEARMAN DAIRY RD., ANDERSON, SC 29625

## PROPERTY SUMMARY



### LOCATION DESCRIPTION

Legacy Commercial Property has commercial retail space available for lease at 302 PEARMAN DAIRY RD in Anderson, SC. This well-managed retail or office space has strong visibility on the NE corner of W Whitner St & Pearman Dairy Rd with up to 5331 SF available for lease. The building is in a well-established area with exceptional on-site parking, over 40 spaces. The 5,331 SF building is located near the center of the Anderson business district and is ready for its next generation of retail. This property is a well-known retail staple of the Anderson community for years and offers landmark recognition & engaging signage. Give our team of Anderson County leasing experts a call at 847-904-9200 to get more info about renting this property. This is the perfect opportunity to expand your business on the NE corner of W Whitner St & Pearman Dairy Rd.

### PROPERTY HIGHLIGHTS

### OFFERING SUMMARY

Lease Rate:	Currently Occupied   Inquire if Interested
Number of Units:	1
Available SF:	
Building Size:	5,331 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,281	15,896	30,730
Total Population	5,023	33,404	67,204
Average HH Income	\$37,699	\$47,244	\$53,196

Presented By:

Legacy Commercial Property  
847.904.9200  
info@legacypro.com



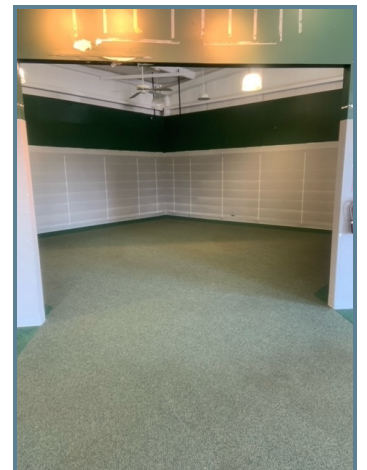
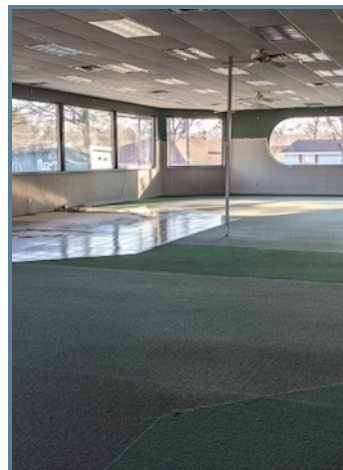
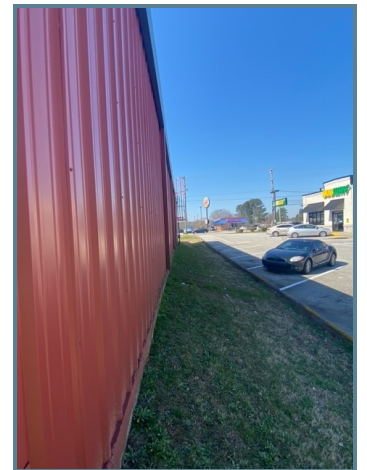
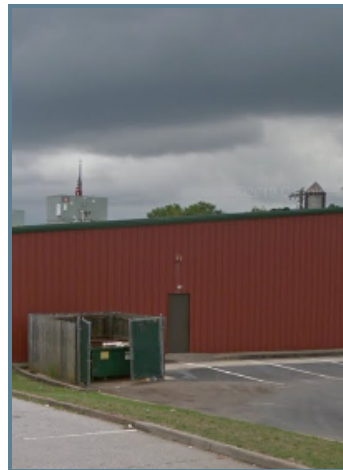
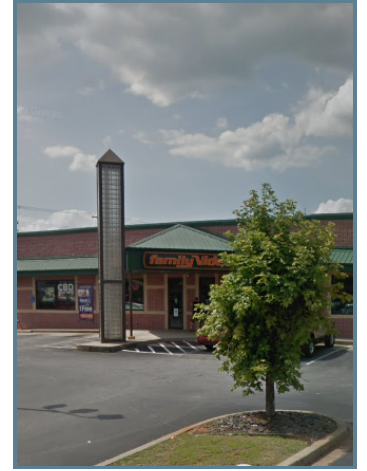
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## ADDITIONAL PHOTOS



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PLANS



## LEASE INFORMATION

Lease Type:	-	Lease Term:	Negotiable
Total Space:	-	Lease Rate:	Currently Occupied   Inquire if Interested

## AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
302 Pearman Dairy Rd	Laundromart	5,331 SF	NNN	-	-

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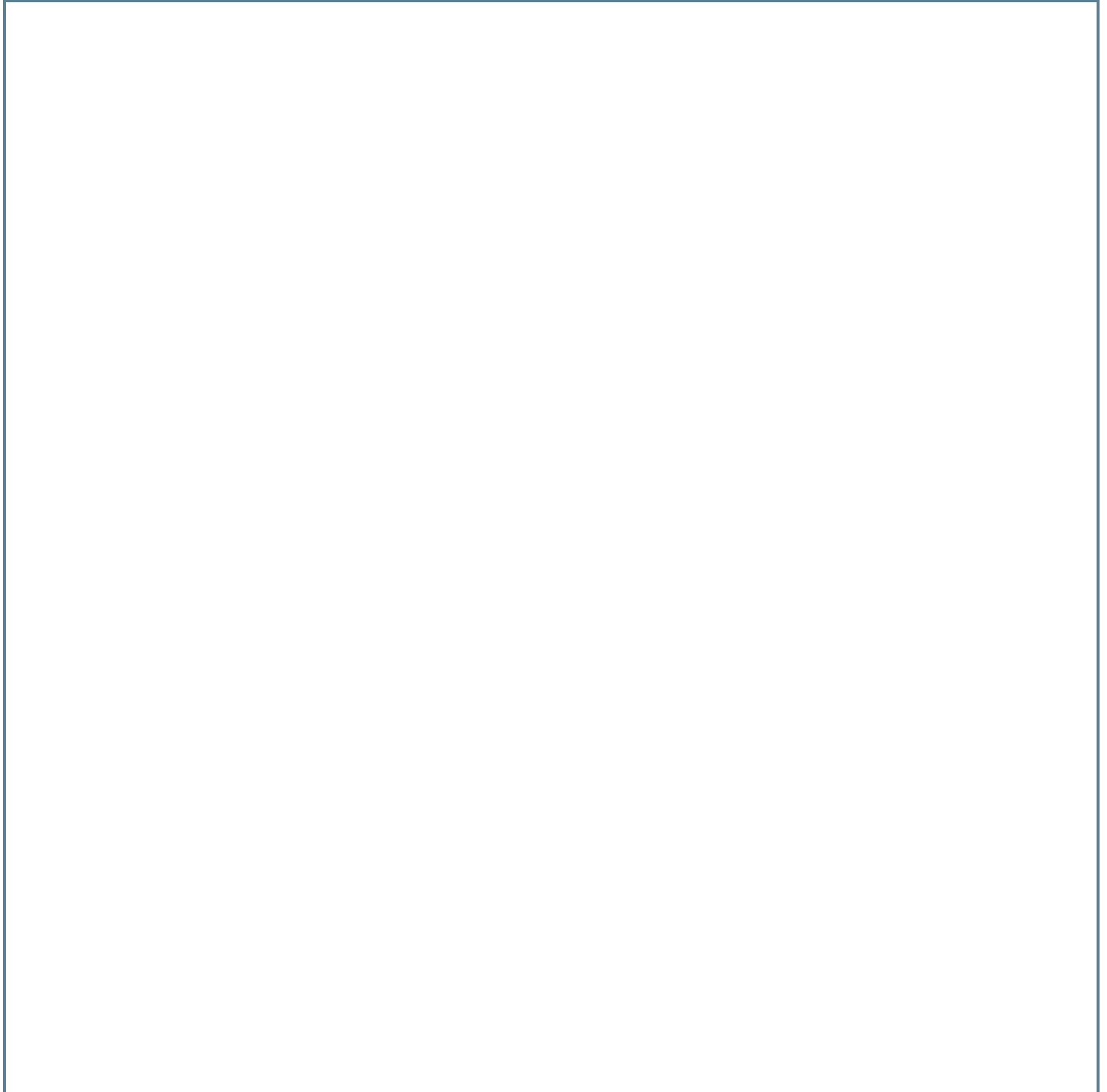
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RETAILER MAP



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[info@legacypro.com](mailto:info@legacypro.com)



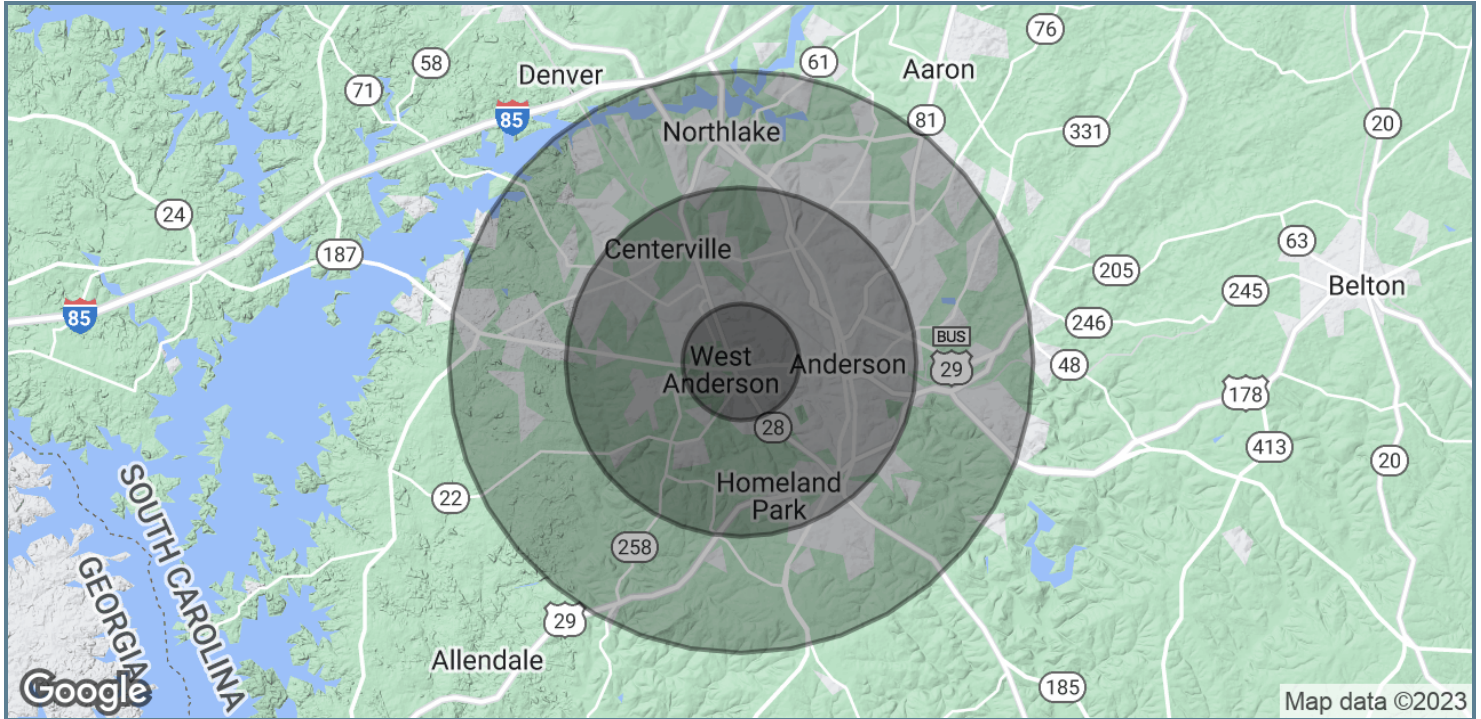
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## DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,023	33,404	67,204
Average Age	36.8	38.7	38.8
Average Age (Male)	35.2	36.0	36.8
Average Age (Female)	39.3	42.4	41.2
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,281	15,896	30,730
# of Persons per HH	2.2	2.1	2.2
Average HH Income	\$37,699	\$47,244	\$53,196
Average House Value	\$72,842	\$104,466	\$128,422

\* Demographic data derived from 2020 ACS - US Census

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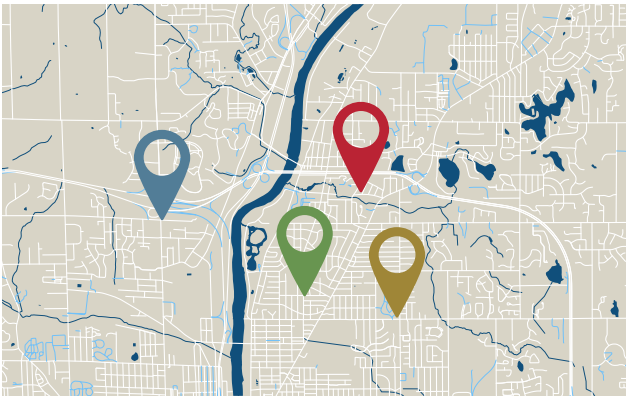


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# ACQUISITIONS & DEVELOPMENT

In addition to our ongoing leasing & property management operations, Legacy Commercial Property is actively investing in new real estate developments. We are focused on growing our commercial real estate portfolio through the strategic acquisition & development of retail & office space..



## RETAIL DE NOVO EXPANSION

We help retailers find locations that work for them to enable their growth strategy. We site select, purchase and develop quickly so our partner can focus on their operations. We have the ability to acquire and develop hard to find, "off-market" commercial real estate. With boots on the ground in over 20 states, our team is prepared to move quickly – we find sites fast, we build fast and we turnover fast. We've found and developed over 800 high-quality retail locations since 1948.

## CASE STUDIES



Towards the end of the Family Video era, Dollar General approached us with interest in a few select locations to lease. Dollar General coveted our properties' location, parking lots and track record of retail success. Five years after the first deal was signed, Dollar General now occupies 150+ locations with over 1 Million SF leased.



Our strength in site selection and development led us to a deal with veterinary group, Heartland Veterinary Partners. Legacy serves as their strategic real estate partner to support their clinic expansion strategy. The deal was completed in 2022 and Heartland is currently operating in 20+ Legacy properties across the country.



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**Chat With a Leasing Agent Today**

847-904-9200  
2500 Lehigh Avenue, Glenview, IL 60026  
[info@legacypro.com](mailto:info@legacypro.com)