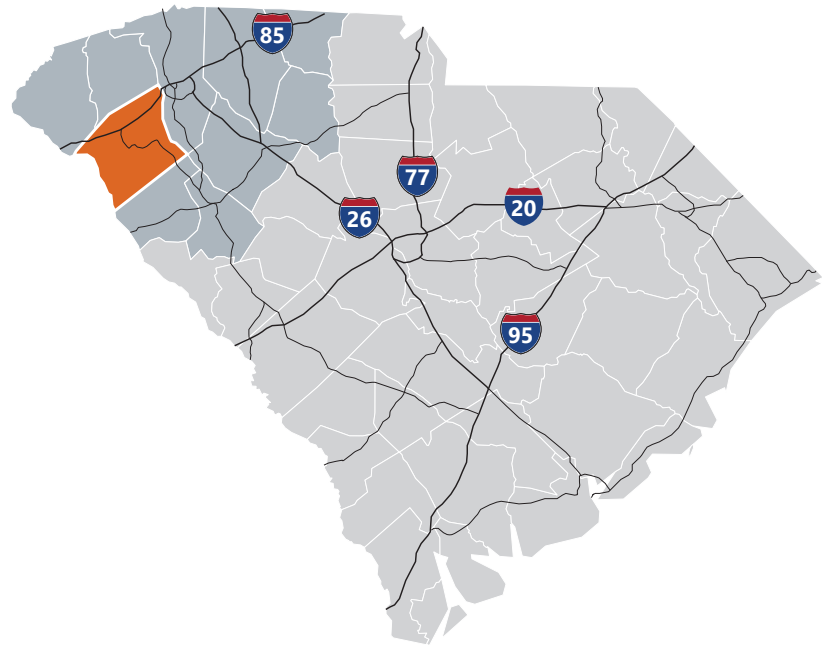


Where the World Comes To Work

Anderson County

Anderson County lies along I-85 in the northwestern portion of Upstate South Carolina, equidistant to Atlanta, GA and Charlotte, NC. The area, with one of the lowest costs of living in the United States, is a thriving industrial, commercial, and tourist center. With more than 15 universities and colleges within 50 miles of Anderson, there are many great higher education options for students. With all of these, Anderson County has the integrated resources available to help train and develop a highly skilled workforce with the prestigious education and training programs of institutions including Anderson University, Clemson University, and Tri-County Technical College. Anderson County is also home to 55,950-acre Lake Hartwell, a U.S. Army Corps of Engineers lake with nearly 1,000 miles of shoreline for residential and recreational use. Its communities have a small-town feel that make people want to stay. From a temperate southern climate and Lake Hartwell, to leading universities and a variety of arts programs, Anderson County offers an unmatched combination of quality of life features that makes for an ideal location for all of its citizens.



757
Square Miles

9
Municipalities

Total Population

	2010	2021	2026	Growth Rate ¹
Anderson County	187,126	209,968	221,069	1.04%
Upstate SC	1,362,073	1,544,124	1,631,029	1.10%
South Carolina	4,625,364	5,321,206	5,665,411	1.26%

¹Projected Annual Growth Rate 2021-2026

Population by Age

	2010	2021	2026
Under 5	6.5%	5.7%	5.6%
5 to 9	6.6%	6.0%	5.9%
10 to 14	6.9%	6.1%	6.3%
15 to 24	12.5%	11.2%	11.0%
25 to 34	11.4%	12.4%	11.1%
35 to 44	13.3%	12.2%	12.5%
45 to 54	14.8%	12.8%	12.5%
55 to 64	12.9%	14.1%	13.4%
65+	15.1%	19.6%	21.8%
Median Age	39.7	42.1	43.1

37.3% of the 2021 population is prime working age

Households & Families

	2010	2021	2026
Total Households	73,829	82,673	87,043
Total Families	51,922	57,070	59,774
Average HH Size	2.50	2.50	2.51
Renter Occupied*	28.2%	25.3%	24.5%
Owner Occupied*	71.8%	74.7%	75.6%

*Housing tenure data is a percentage of total occupied housing units

Population by Race and Ethnicity

	2010	2021	2026
White	80.1%	79.4%	78.8%
Black	16.0%	15.4%	15.0%
American Indian/ Alaska Native	0.3%	0.3%	0.3%
Asian	0.8%	1.1%	1.3%
Hawaiian/ Pacific Islander	0.0%	0.0%	0.1%
Some Other Race	1.3%	1.9%	2.2%
Two or More Races	1.5%	2.1%	2.4%
Hispanic Origin (Any Race)	2.9%	4.2%	5.0%

Median Household Income

	2021	2026
Anderson County	\$54,548	\$59,470
South Carolina	\$55,711	\$61,082
United States	\$64,730	\$72,932

Per Capita Income

	2021	2026
Anderson County	\$29,966	\$33,468
South Carolina	\$30,714	\$34,369
United States	\$35,106	\$39,378



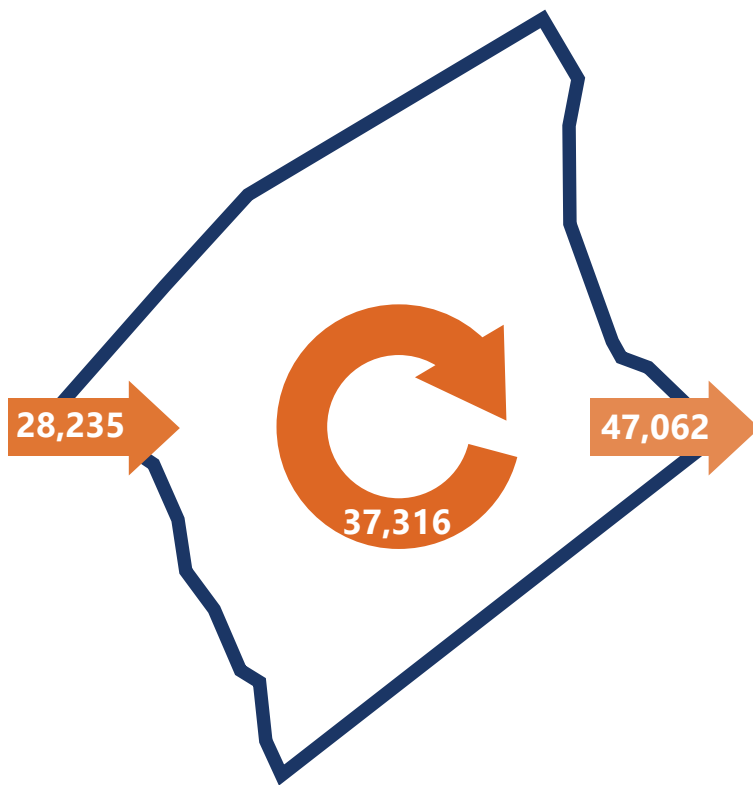
2018 Commuting Patterns

Travel Distance to Work

Less than 10 miles	38.5%
10-24 miles	30.7%
25-50 miles	17.0%
50 miles or more	13.8%

69.2% of workers travel less than 25 miles

Worker Inflow/Outflow



Live and Work in Anderson County	37,316
Commute into Anderson County	28,235
Commute Out of Anderson County	47,062

Where Do Anderson County Workers Live?

Anderson County	56.9%
Greenville County	11.3%
Pickens County	7.3%
Oconee County	3.9%
Spartanburg County	2.8%
Abbeville County	2.3%
Laurens County	1.3%
Greenwood County	1.3%
Richland County	1.1%
Lexington County	0.8%

2021 Employment by Industry

Agriculture/Mining	0.7%	652
Construction	6.5%	6,249
Manufacturing	21.2%	20,388
Wholesale Trade	2.9%	2,802
Retail Trade	11.6%	11,105
Transportation/Utilities	4.4%	4,194
Information	1.0%	935
Finance/Insurance/Real Estate	4.4%	4,195
Services	44.2%	42,501
Public Administration	3.2%	3,103
Total	100%	96,124

2021 Civilian Population in Labor Force (16+)

Labor Force	101,073
Unemployed	4.9%

Education



Anderson University

Anderson University is a selective, comprehensive university offering bachelor's, master's, and doctoral degrees on campus and online. Our nine Colleges and Schools offer 36 majors, 50 concentrations, and 29 minors. We are ranked as one of the best regional universities in the South by both US News and World Report and The Princeton Review. In addition to our top tier academic ranking, AU has been recognized by U.S. News and World Report as the #7 Most Innovative Regional University in the South and #27 Best Value School among Regional Universities in the South.

Clemson University
Innovation Campus and Technology park

Clemson University's Innovation Campus and Technology Park is leading significant research in advanced materials. The campus is home to several facilities including:

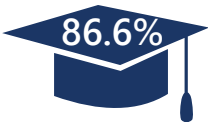
- Advanced Materials Research Lab
- Electron Microscopy Lab
- Center for Optical Materials Science and Engineering Technologies
 - Micro Fabrication Facility
- Duke Energy Innovation Center
- CCIT Information Technology Center
- L. G. Rich Environmental Laboratory
- National Brick Research Center

Tri County Technical College

Tri-County Technical College, a public two-year community and technical college serving Anderson, Oconee, and Pickens counties in South Carolina, boasts the highest student success, transfer, and graduation rates among two-year colleges in the State and ranks in the top five percent nationally for successful student transfers to four-year colleges and universities. The College serves more than 9,000 students annually in more than 70 major fields of study at four full-service campuses, a state-of-the-art Industrial Technology Center, and online.

2021 Highest Education Attainment, Age 25+

High School Diploma
or Higher



Bachelor's Degree
or Higher



Graduate/ Professional Degree 9.3%

Bachelor's Degree 15.0%

Associate's Degree 11.9%

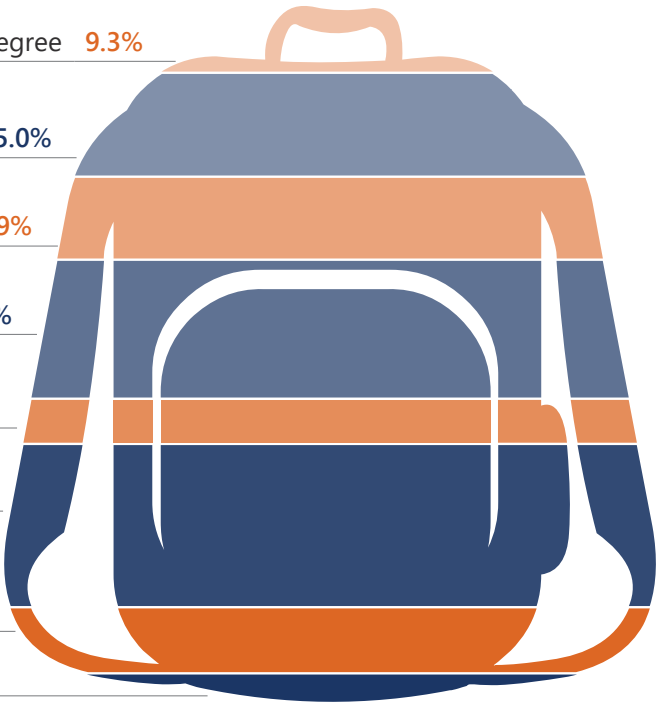
Some College, No Degree 20.2%

GED/ Alternative Credential 6.3%

High School Graduate 23.8%

9th to 12th Grade, No Diploma 9.4%

Less than 9th Grade 4.0%



2021 Business Establishments by Industry



Manufacturing



Retail



Professional
Services

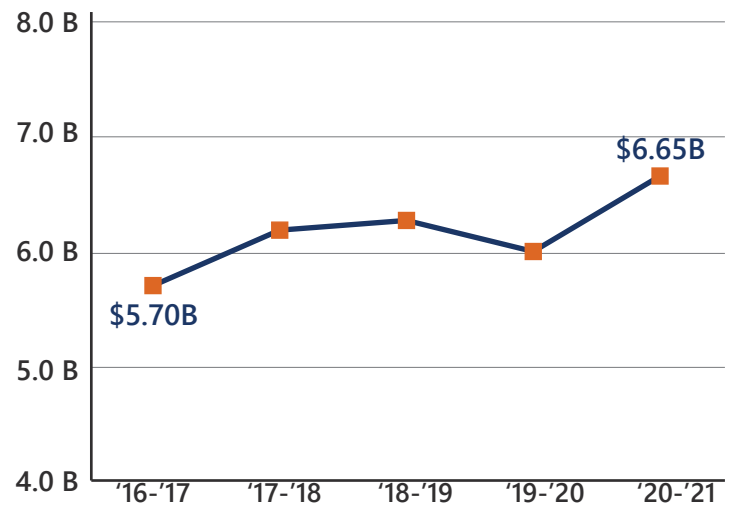


Hospitality



Transportation
and Warehousing

Gross Retail Sales by Fiscal Year



Getting Around Anderson County



Airport Access

Greenville Spartanburg International

- 35 miles from exit 19, the Heart of the County
- 50 non-stop daily departures
- 17 major cities and airports across the US
 - Allegiant Air
 - Silver Airways
 - American Airlines
 - Southwest Airlines
 - Delta
 - United Airlines

Anderson Regional Airport

- 6,001 ft runway
- Category 1 Instrument Landing System

ATL Hartsfield

- 127 miles from exit 19, the Heart of the County

CLT Douglas

- 120 miles from exit 19, the Heart of the County



Highway Access

Interstates

- 37 miles of I-85 and 8 interchanges

Highways

- US-29
- SC-24
- US-76
- SC-81
- US-178



Port Access

Inland Port Greer

- 40 minutes (42.8 miles) from exit 19, the Heart of the County
- 157,842 rail lifts in FY 2021
- 12.3% growth from FY 2020

Port of Charleston

- 217 miles from exit 19, the Heart of the County
- 2.5 M TEUs handled in FY 2021
- 9.63% growth from FY 2020

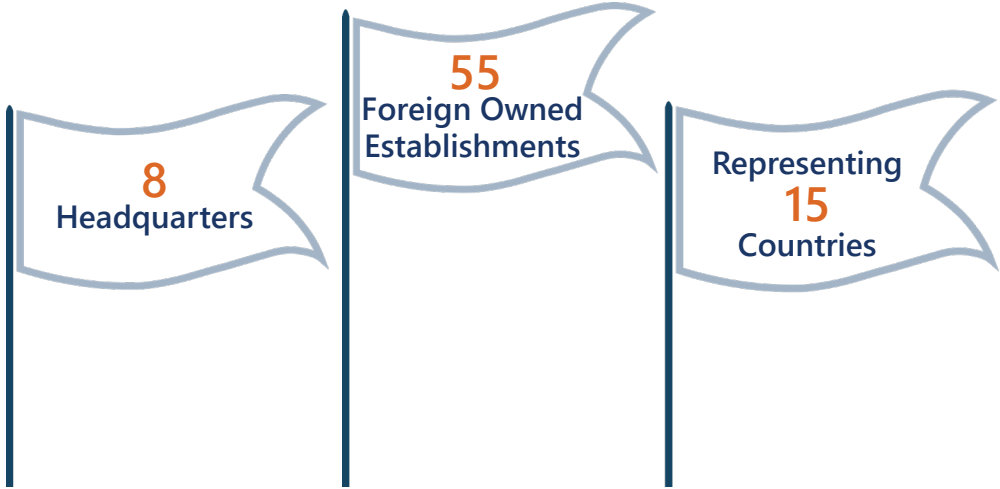


Rail Access

Rail Providers

- 2 Major providers
 - CSX
 - Norfolk-Southern
- 2 Short line providers
 - Greenville & Western
 - Pickens
- Carolina Piedmont
- All major MSA's in the US are accessible by rail within 3 to 6 days

Anderson County Is Home To...



Top 10 Major Employers

Company	Primary Product(s)
Anderson County	Local Government
Anderson County Public Schools	Public Schools, K-12
Anderson University	Higher Education
AnMed Health	Healthcare
Electrolux Home Products	Home appliances
First Quality Enterprises	Paper and tissue products
Michelin North America	Rubber tires
Robert Bosch	Automotive components
Techtronic Industries (TTI)	Power equipment and tools
Tri-County Technical College	Higher Education



Anderson County Economic Development
Burriss Nelson, *Economic Development Director*
864.260.4386
www.andersoncountysc.org/econ-dev

Additional Resources

- www.visitanderson.com
www.andersonscchamber.com
- www.upstatealliance.com
www.upstateforever.org
- www.southcarolinaparks.com
www.sciway.net

Sources: ESRI Business Analyst (2021 and 2026 Estimates); US Census Bureau (2010 Census Data); US Bureau of Labor Statistics; Longitudinal Employer-Household Dynamics, US Census Bureau (2018; Commuting Patterns & Where do County Workers Live), Manufacturer’s News, Appalachian Council of Governments, Anderson County Economic Development, and SC Department of Revenue and Taxation (Fiscal Year Retail Sales).