



102 MIRACLE MILE DRIVE

102 Miracle Mile Dr, Anderson, SC 29621

LATHAN BENNETT

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PROPERTY SUMMARY



PROPERTY HIGHLIGHTS

- Approximately +/- 4000 SF building available for lease located at 102 Miracle Mile Dr with visibility from Clemson Blvd.
- This property has great location, signage, parking & plenty of potential for multiple users.
- The main floor of the property is approximately +/- 3600 SF.
- There are multiple offices & a large area that would work great for any tenant looking to have a showroom.
- Located on the property is a drive in door & upstairs of the property would be great for another office or storage.
- Property is currently zoned General Commercial by the City of Anderson & would be ideal for office users or any tenant with retail needs.
- Asking rate for the space is \$10.50/SF NNN & NNN charges are estimated to be \$3.30/SF.
- Floor plan is available on file.

OFFERING SUMMARY

Lease Rate:	\$10.50 SF / year (NNN)
Lot Size:	0.43 Acres
Building Size:	4,000 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	1,666	15,094	29,718
Total Population	3,234	32,788	65,092
Average HH Income	\$55,918	\$64,407	\$62,063



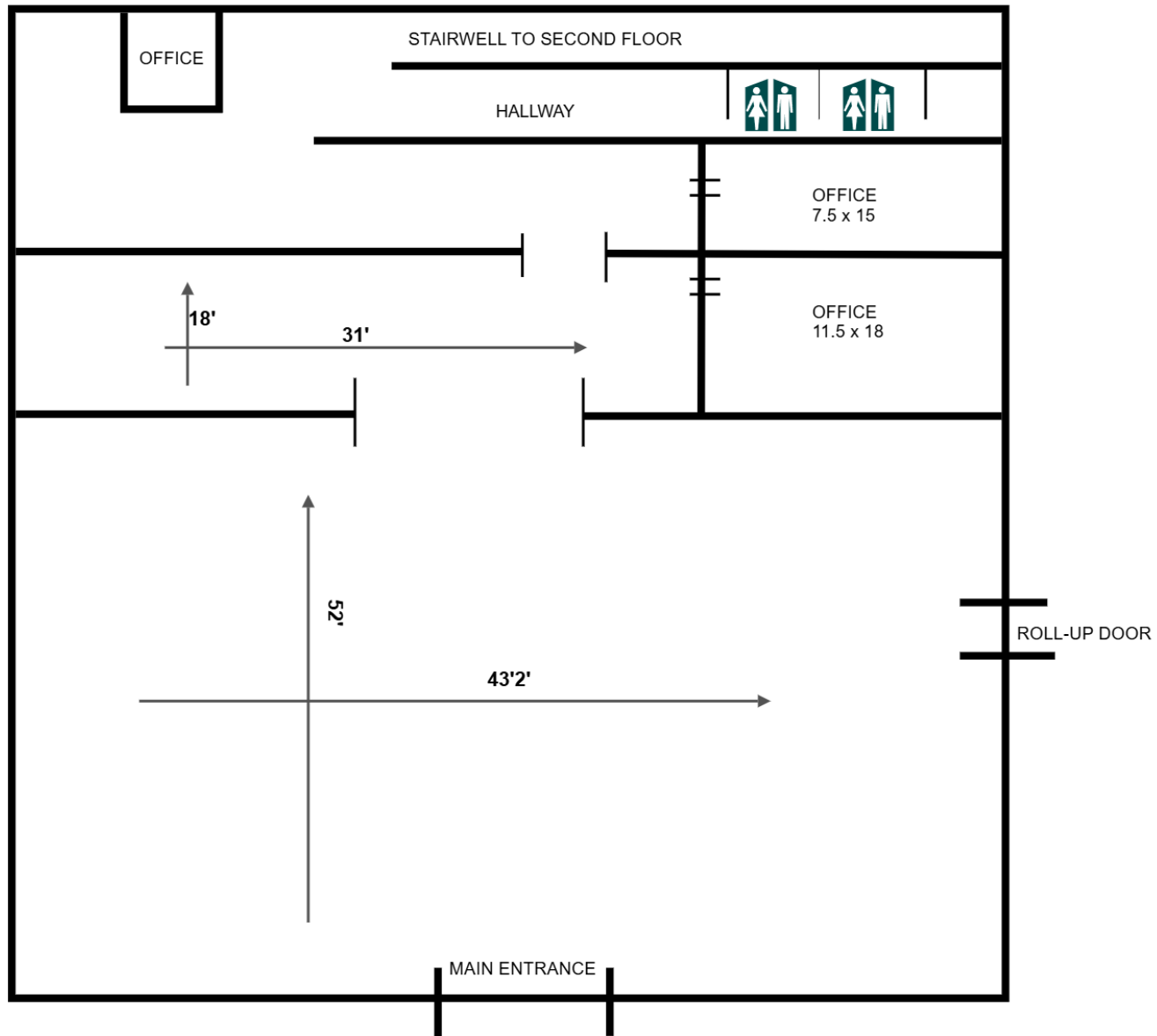
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ADDITIONAL PHOTOS



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FLOOR PLAN

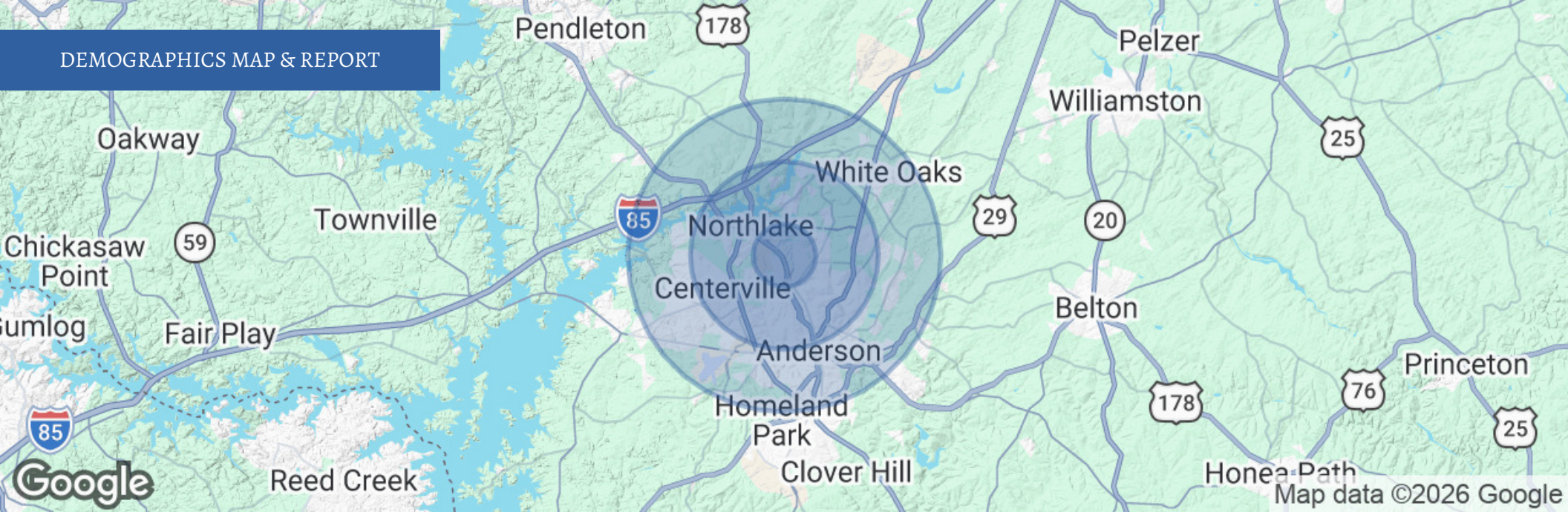


CLEMSON BLVD

MIRACLE MILE



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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	3,234	32,788	65,092
Average Age	38.6	39.4	40.2
Average Age (Male)	37.4	37.5	38.6
Average Age (Female)	40.1	42.2	41.9

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,666	15,094	29,718
# of Persons per HH	1.9	2.2	2.2
Average HH Income	\$55,918	\$64,407	\$62,063
Average House Value	\$153,247	\$160,180	\$154,096

2020 American Community Survey (ACS)



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