



# 211 & 213 W WHITNER ST.

211 & 213 West Whitner Street, Anderson, SC 29624

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**McCOY WRIGHT**  
COMMERCIAL REAL ESTATE



**PROPERTY DESCRIPTION**

Available for Sale (\$425,000) Welcome to 211 & 213 West Whitner St. This turn-key piece of property is located on a prominent corridor right down the street from downtown Anderson. The building is split up into two spaces currently. The left side (+/-1,800 SF) is occupied by MTS Office. This lease runs until the end of 2024 with an option to renew. The right side (+/-2,800 SF) of the building will be vacant as MTS Office is moving out of this space in the next couple of weeks. This space is more cut up with office space as well as storefront retail at the entrance. Also, located in the rear of the right side, is a beautiful conference room.

This building would be a great Value-Add Investment for a business looking to occupy the right side. MTS Office has been in the space for years and is a very reliable tenant.

MTS Office is currently paying \$1,800/month.

**OFFERING SUMMARY**

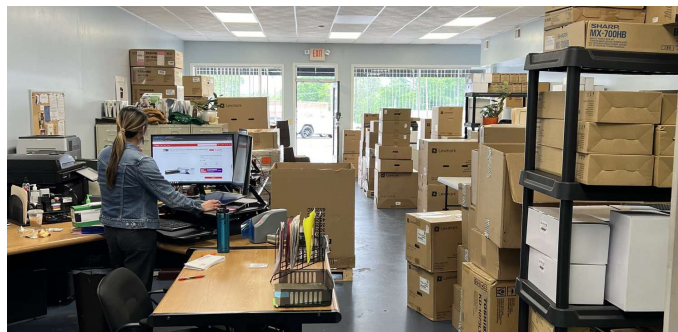
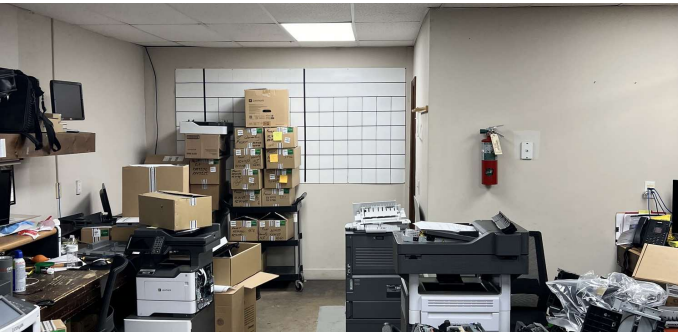
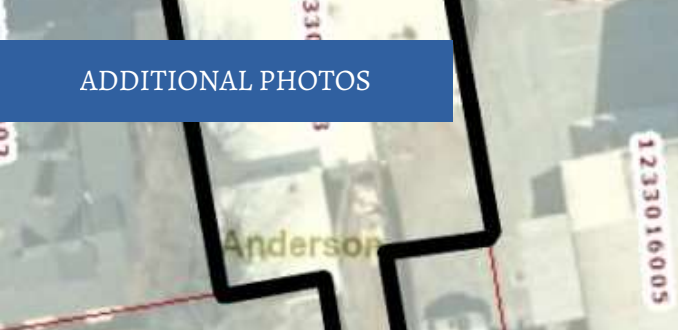
Sale Price:	\$425,000
Lease Rate:	\$9.00 SF/yr (MG)
Number of Units:	2
Available SF:	2,800 SF
Building Size:	4,600 SF

DEMOGRAPHICS	0.5 MILES	1 MILE	1.5 MILES
Total Households	649	2,453	5,084
Total Population	1,530	5,984	13,010
Average HH Income	\$37,639	\$41,815	\$48,278



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ADDITIONAL PHOTOS



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RETAILER MAP



ALDI | KFC | Walmart  
Starbucks Coffee | Lowe's | Zaxby's

Wells Fargo | South State | Krugger Krone  
Bank of America | Dunkin' Donuts | Roses  
The Home Depot | McDonald's | Taco Bell  
Chick-fil-A

J. Peters Grill & Bar | Carlo Street | Sullivan's  
Taco Loco | The Food | Park National Bank | Figs Cafe & Farmacy  
Doolittle's | Summer Joe's | Ruines on Main | Maki  
Commoner Co | Local Uptown

Map data ©2024 Imagery ©2024 Airbus, CNES / Airbus, Maxar Technologies



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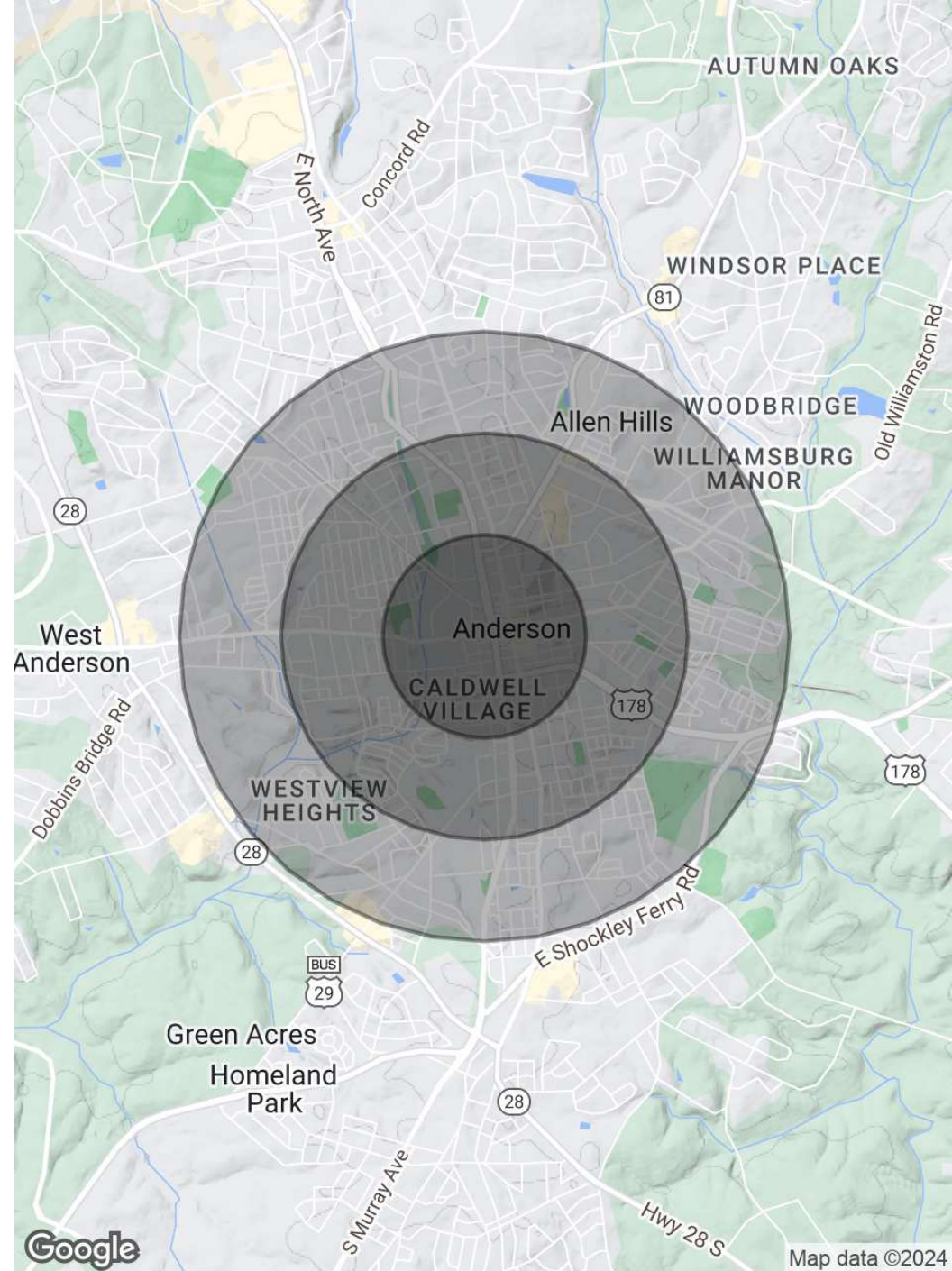
Information herein is deemed reliable but not warranted. Buyers, Tenants or any Interested Parties must independently verify any and all information regarding the subject property(s).

## DEMOGRAPHICS MAP & REPORT

POPULATION	0.5 MILES	1 MILE	1.5 MILES
Total Population	1,530	5,984	13,010
Average Age	40	40	39
Average Age (Male)	38	39	38
Average Age (Female)	41	41	40

HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	1.5 MILES
Total Households	649	2,453	5,084
# of Persons per HH	2.4	2.4	2.6
Average HH Income	\$37,639	\$41,815	\$48,278
Average House Value	\$121,296	\$131,951	\$157,332

Demographics data derived from AlphaMap



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