131 & 133 STRAIGHT DRIVE

131 Straight Drive, Anderson, SC 29625

LATHAN BENNETT
Development
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McCOY WRIGHT
COMMERCIAL REAL ESTATE

PROPERTY SUMMARY

PROPERTY DESCRIPTION

Well-located office building in Beltline Professional Park in Anderson. This property sits just off Clemson Boulevard and is conveniently located within 10 minutes of Interstate 85 Exit 19A and AnMed Medical Center, making it ideal for professional or medical office users.

The building consists of two combined units totaling approximately 4,550 square feet. The main floor features a reception area, kitchenette, seven large offices, and two conference rooms, providing a functional layout for a professional business environment.

The second floor offers additional office space and storage, adding flexibility for growing teams, file storage, or administrative use.

PROPERTY HIGHLIGHTS

- Total Size: ±4,550 SF
- Located in Beltline Professional Park
- 7 large private offices
- 2 conference rooms
- Reception area
- Kitchenette
- Additional offices and storage on the second floor
- Minutes from Clemson Blvd, I-85 (Exit 19A), and AnMed Medical Center
- Ideal for professional, medical, or administrative office use

OFFERING SUMMARY	
Sale Price:	$649,000
Lease Price:	$18.00/SF (MG)
Building Size:	4,550 SF

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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).

ADDITIONAL PHOTOS

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ADDITIONAL PHOTOS

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	2,880	30,433	64,459
Average Age	32.8	40.0	40.0
Average Age (Male)	30.8	38.2	38.3
Average Age (Female)	33.3	41.1	41.8

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,543	13,004	26,620
# of Persons per HH	1.9	2.3	2.4
Average HH Income	$67,907	$83,494	$81,914
Average House Value	$231,656	$232,258	$230,252

2023 American Community Survey (ACS)

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