



# EXCELLENT INVESTMENT OPPORTUNITY

935 U.S. 29, Anderson, SC 29621

JOHN WRIGHT JR., CCIM

President

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## PROPERTY SUMMARY



### SALE HIGHLIGHTS:

- +/- 36,200 SF Available for Sale
- Sale Price: \$2,400,000.00
- Excellent location at the corner of Highway 29 (Bus.) and Highway 28.
- Building has been upfitted, HVAC, curb cuts, loading docks, new roof, new lights and new carpet.
- Tenant in place (20,000 SF)
- 14' drop ceiling

### LEASE HIGHLIGHTS:

- +/- 16,200 SF Available for Lease (90'x80')
- Lease Rate: \$5.50/SF (NNN)
- Excellent location at the corner of Highway 29 (Bus.) and Highway 28.
- Building has been upfitted, HVAC, curb cuts, loading docks, new roof, new lights and new carpet.
- 14' drop ceiling

### OFFERING SUMMARY

Sale Price:	\$2,400,000
Lease Rate:	\$5.50 SF/yr (NNN)
Building Size:	36,200 SF
Available Lease Space:	+/-16,200 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	1,140	10,847	24,661
Total Population	2,971	27,940	62,416
Average HH Income	\$59,146	\$69,922	\$73,123



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## ADDITIONAL PHOTOS



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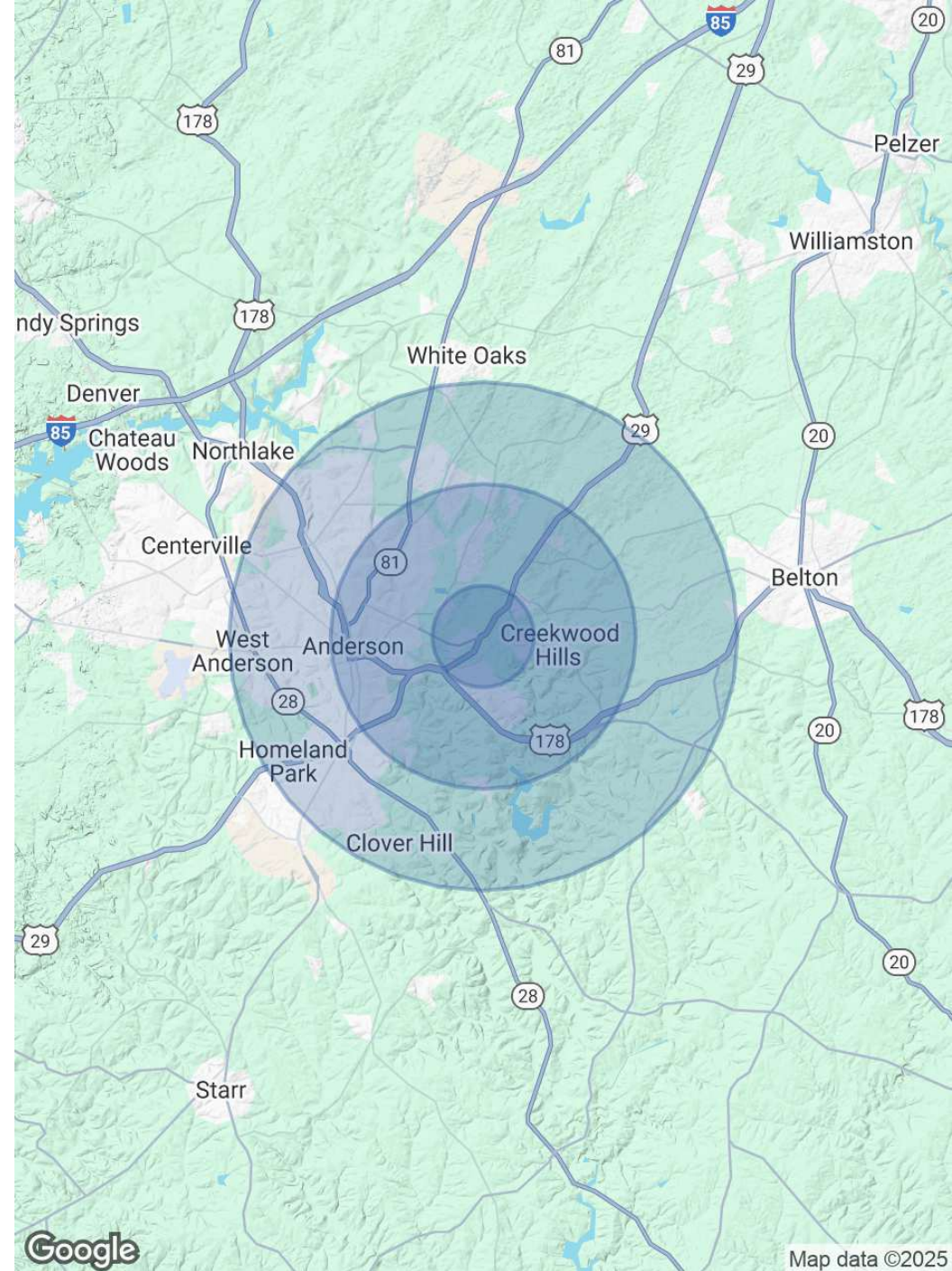
## DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	2,971	27,940	62,416
Average Age	38	40	41
Average Age (Male)	37	39	39
Average Age (Female)	39	41	42

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,140	10,847	24,661
# of Persons per HH	2.6	2.6	2.5
Average HH Income	\$59,146	\$69,922	\$73,123
Average House Value	\$180,977	\$213,574	\$222,113

*Demographics data derived from AlphaMap*



Map data ©2025



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