



118 WEST ROOSEVELT DR.

118 West Roosevelt Drive, Anderson, SC 29624

JACKSON WILLIAMSON

Vice President

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PROPERTY SUMMARY



PROPERTY DESCRIPTION

Welcome to 118 West Roosevelt Dr!

(\$1,200.00 / Month Modified Gross)

118 W Roosevelt Dr. offers an excellent opportunity for retail users seeking an affordable space in a growing corridor. This 1,200 SF retail suite features an open floor plan with a clean, open-shell layout—ideal for showcasing a wide range of products and customizing the space to fit your business needs. The flexible configuration allows for efficient merchandising and a welcoming customer experience.

The rear of the building includes dedicated storage space, providing convenient back-of-house functionality for inventory and operations. With strong visibility and an attractive rent point, this property is well-suited for retailers looking to establish or expand their presence while capitalizing on the area's continued growth.

Contact Listing Broker for Details!

OFFERING SUMMARY

Lease Rate:	\$1,200/ Month (MG)
Building Size:	1,200 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,010	8,569	21,491
Total Population	5,079	21,094	53,658
Average HH Income	\$48,097	\$46,550	\$59,345



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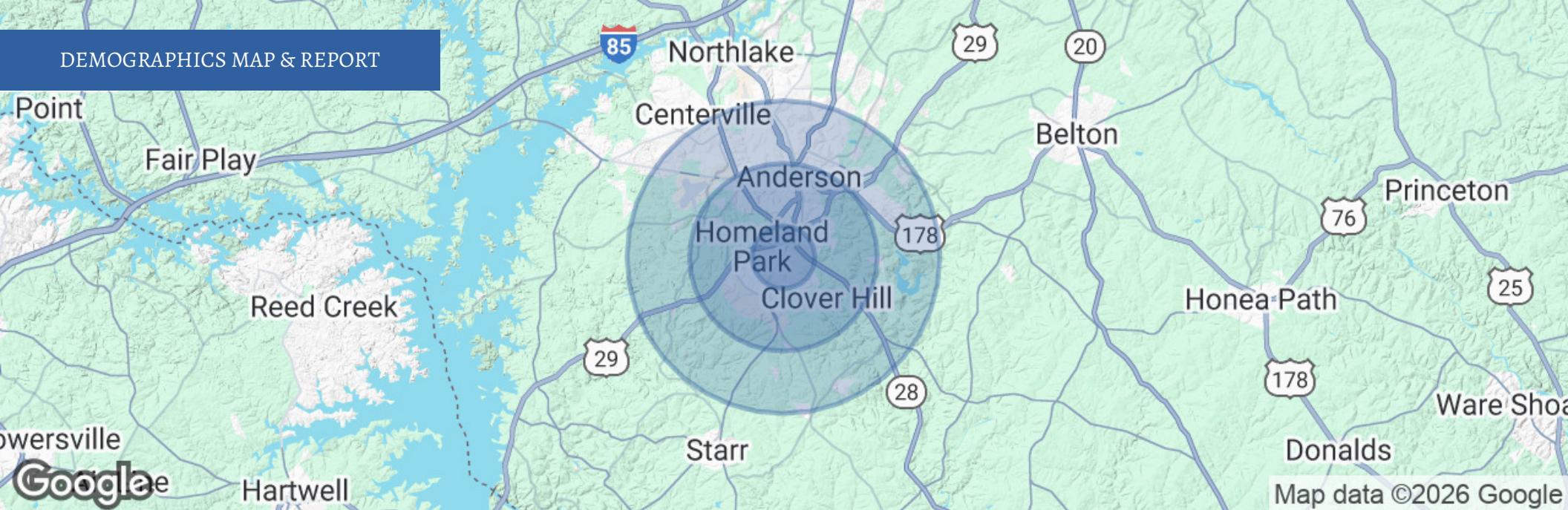


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ADDITIONAL PHOTOS



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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,079	21,094	53,658
Average Age	39	40	40
Average Age (Male)	37	39	39
Average Age (Female)	41	42	41

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,010	8,569	21,491
# of Persons per HH	2.5	2.5	2.5
Average HH Income	\$48,097	\$46,550	\$59,345
Average House Value	\$121,811	\$136,554	\$182,692

Demographics data derived from AlphaMap



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