



# 707 N MURRAY AVENUE

707 North Murray Avenue, Anderson, SC 29625

**JOHN RUFF**

Vice President

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### PROPERTY DESCRIPTION

Available for sale +/- 15,000 SF warehouse on +/- 0.74 acres located at 707 N Murray Avenue. The warehouse consists of an approximately +/- 11,250 SF open space, three (3) separate spaces - ranging in size from +/- 550-1,670 SF, a waiting area & one (1) restroom. There are six (6) drive-in doors & the ceiling heights range from 11-16'. This property provides a great opportunity for any local business in need of storage space to purchase a facility at a competitive price. Located in close proximity to downtown the property has great access to each of the main corridors in Anderson County. The property is in city limits & is zoned Heavy Industrial by the City of Anderson. Asking price is \$299,999.00 or \$20.00/SF. Buyer or Buyer's Agent to verify any & all information including utilities, zoning, etc. Please reach out to Listing Agent with any interest or to schedule a showing.

### OFFERING SUMMARY

Sale Price:	\$299,999.00
Lot Size:	+/- 0.74 acres
Building Size:	15,000 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,749	17,433	30,296
Total Population	7,113	42,672	75,053
Average HH Income	\$53,510	\$64,127	\$73,631



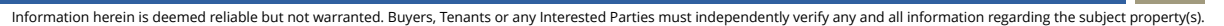
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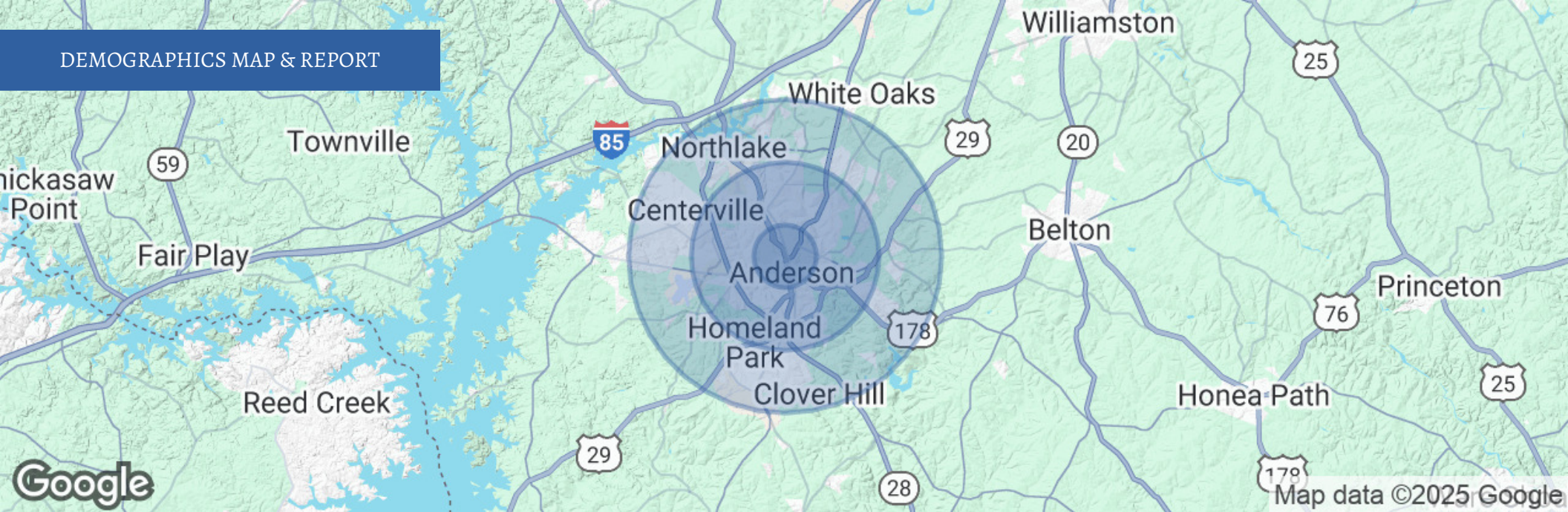


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# DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	7,113	42,672	75,053
Average Age	38	40	41
Average Age (Male)	38	38	39
Average Age (Female)	39	42	42

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,749	17,433	30,296
# of Persons per HH	2.6	2.4	2.5
Average HH Income	\$53,510	\$64,127	\$73,631
Average House Value	\$168,873	\$203,691	\$225,833

Demographics data derived from AlphaMap



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