

# 2521 WHITEHALL AVE.

2521 Whitehall Avenue, Anderson, SC 29621

JACKSON WILLIAMSON

Vice President

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## PROPERTY DESCRIPTION

Available For Lease (\$2,500.00/Month Modified Gross)

Welcome to 2521 Whitehall Ave. This 3,000 SF space offers an excellent mix of office and light Industrial Space in a prime location just off Main Street, one of the area's most thriving corridors. The property features approximately 2,000 SF of open light industrial space with two loading docks, providing easy access and functionality for a variety of Business needs. The remaining 1,000 SF is well-designed office space, making it ideal for companies requiring both operational and administrative areas under one roof.

Take advantage of this great opportunity to position your business in a highly visible and accessible location!

Contact Listing Broker for Details.

## OFFERING SUMMARY

Lease Rate:	\$2,500/Month (MG)
Available SF:	3,000 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,874	17,991	30,626
Total Population	6,768	43,818	75,712
Average HH Income	\$78,448	\$73,074	\$76,523

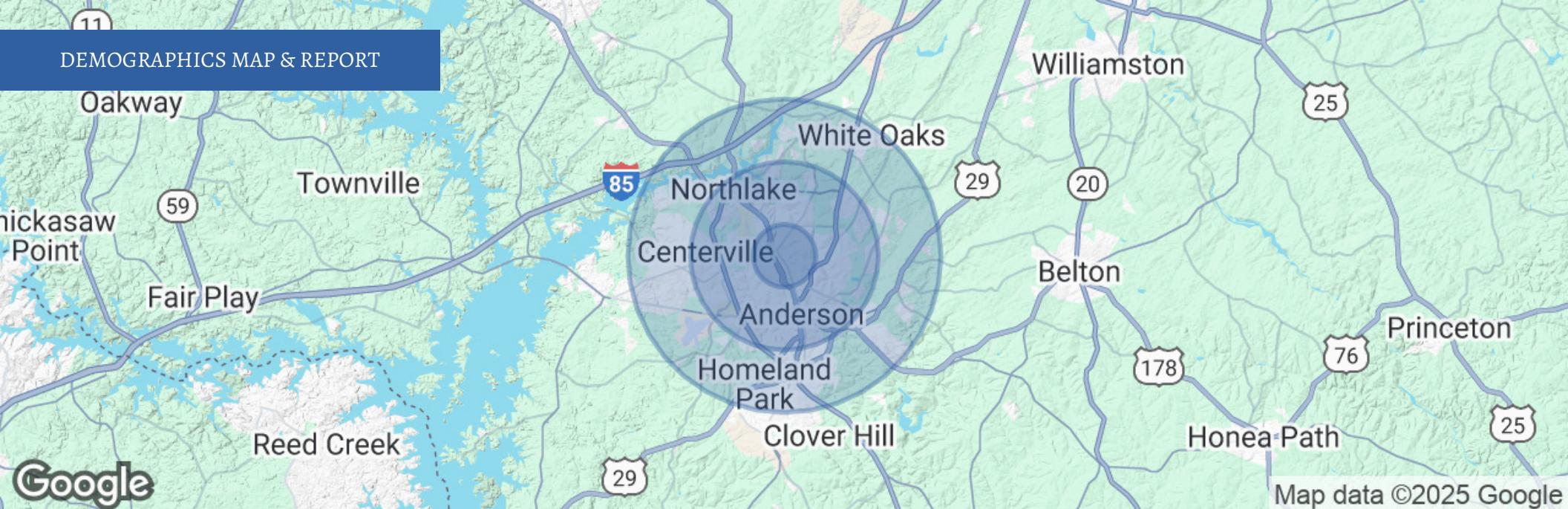


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## ADDITIONAL PHOTOS



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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,768	43,818	75,712
Average Age	42	41	41
Average Age (Male)	40	39	40
Average Age (Female)	44	42	43

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,874	17,991	30,626
# of Persons per HH	2.4	2.4	2.5
Average HH Income	\$78,448	\$73,074	\$76,523
Average House Value	\$232,875	\$237,627	\$237,010

Demographics data derived from AlphaMap



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