



1007 S MURRAY AVENUE

1007 South Murray Avenue, Anderson, SC 29624

JOHN RUFF

Vice President

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PROPERTY SUMMARY



PROPERTY DESCRIPTION

Available for sale or lease approximately +/- 9,780 SF flex building on +/- 0.85 acres located at 1007 S Murray Ave. In close proximity to downtown Anderson the property has approximately +/- 1600 SF of recently renovated retail or showroom space that could easily be converted to office. The remaining square footage of the building is warehouse. The entire property is heated & cooled & there are two (2) drive-in doors in the warehouse. Ceiling height in the warehouse is 10.5' & the property has three (3) restrooms. The property is located in city limits & is zoned General Commercial by the City of Anderson. Ideal users for the property include service based related owner-occupiers – electricians, HVAC contractors, plumbers, etc. Asking price is \$525,000.00 or \$5.00/SF NNN. Estimated NNN charges are \$1.38/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:	\$525,000
Lease Rate:	\$5.00 SF/yr (NNN)
Building Size:	9,780 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,534	15,673	27,918
Total Population	5,992	38,886	69,258
Average HH Income	\$36,782	\$57,506	\$69,051



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ADDITIONAL PHOTOS



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W. Whitner
Parking Garage

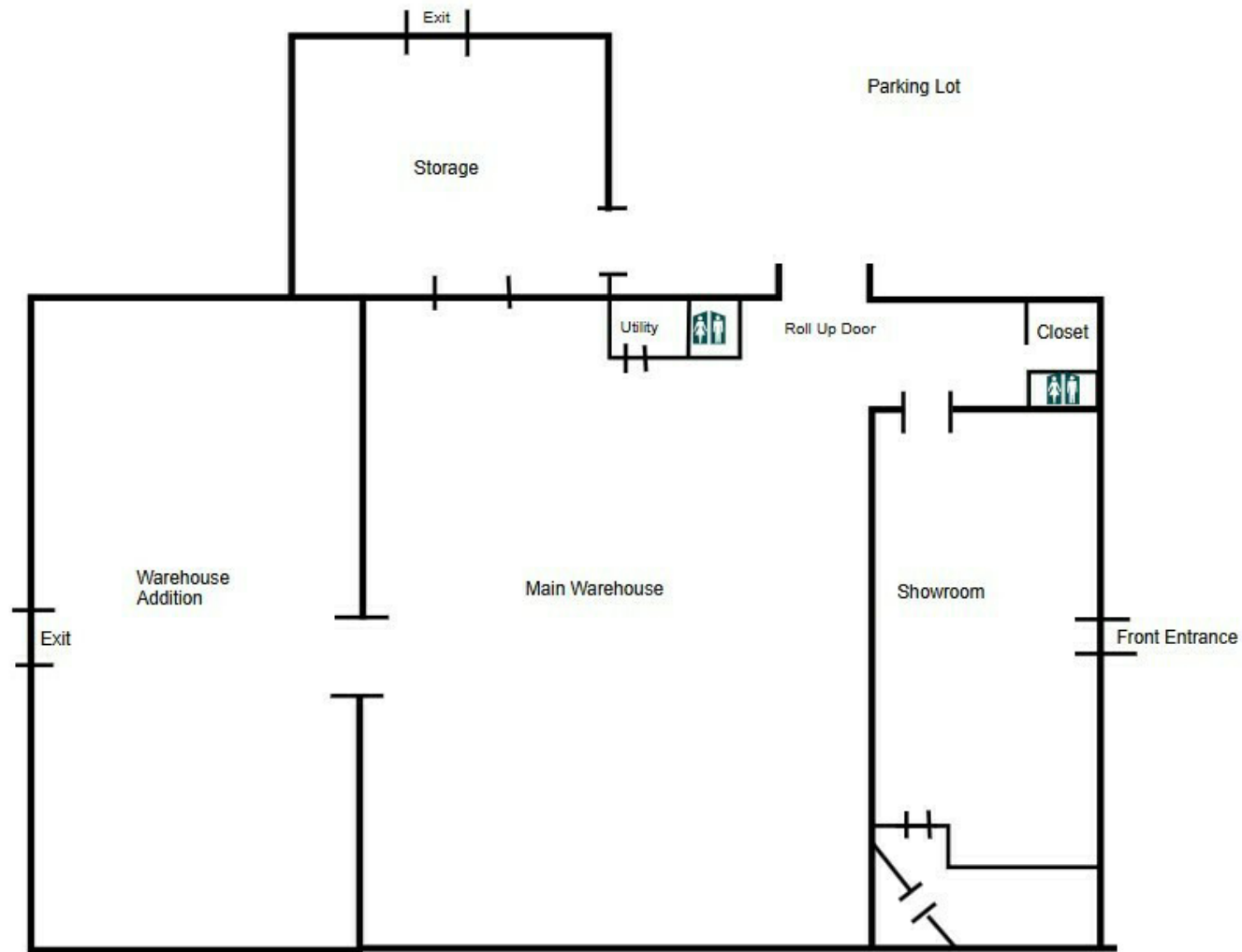


South Murray Ave

Johnson Street



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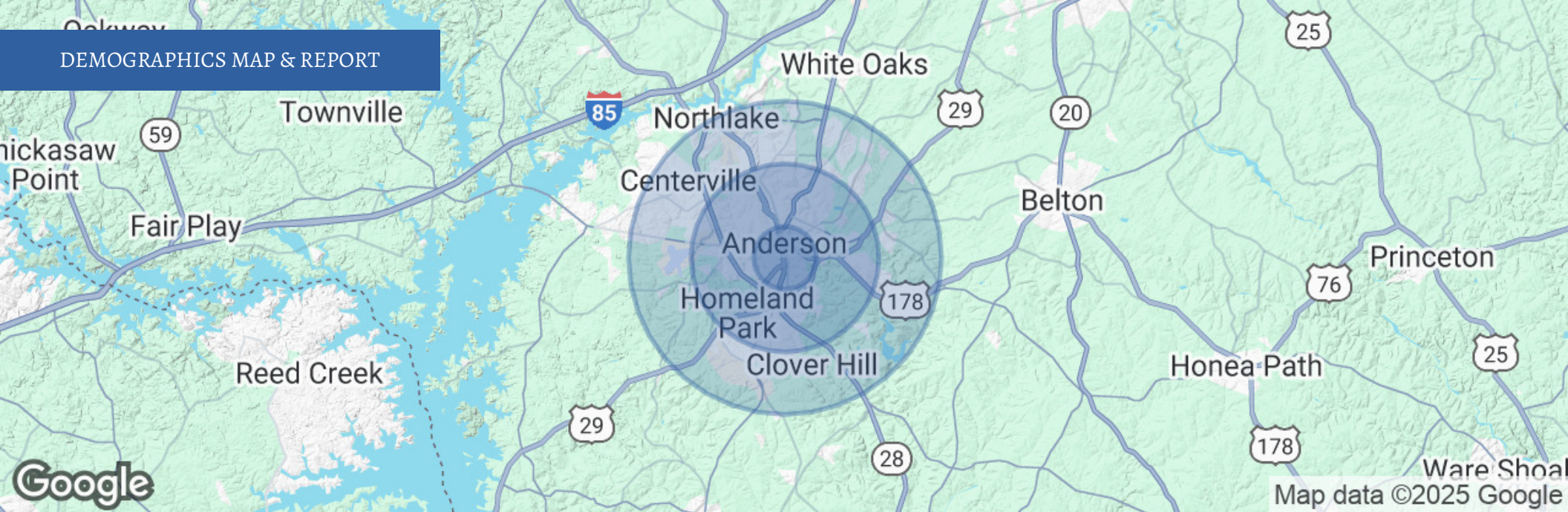


S. Murray



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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,992	38,886	69,258
Average Age	42	40	41
Average Age (Male)	40	38	39
Average Age (Female)	43	41	42

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,534	15,673	27,918
# of Persons per HH	2.4	2.5	2.5
Average HH Income	\$36,782	\$57,506	\$69,051
Average House Value	\$118,460	\$173,973	\$213,701

Demographics data derived from AlphaMap



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