



517 CONCORD INDUSTRIAL LN

517 Concord Industrial Dr, Seneca, SC 29672

MAX KINSER

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PROPERTY DESCRIPTION

517 Concord Industrial Ln is a 4,000 sq ft flex building ready for occupancy beginning January 15, 2025. It is an excellent option for a variety of business users as it offers warehouse/storage, office, laydown, loading dock/drive in doors, and is fully conditioned.

- 3,200 sq ft of warehouse
- 800 sq ft of office (with shower in bathroom and washer/dryer hookups)
- loading dock
- 2 drive in doors
- heavy 3 phase power
- fenced laydown yard for equipment, vehicles, and trailers (.11 acres)
- fully conditioned

Call listing agent with any questions or to schedule a showing.

OFFERING SUMMARY

Lease Rate:	\$3,500.00 per month (NNN)
Building Size:	4,000 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	623	4,591	11,694
Total Population	1,400	10,519	27,341
Average HH Income	\$76,590	\$77,575	\$73,604



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ADDITIONAL PHOTOS



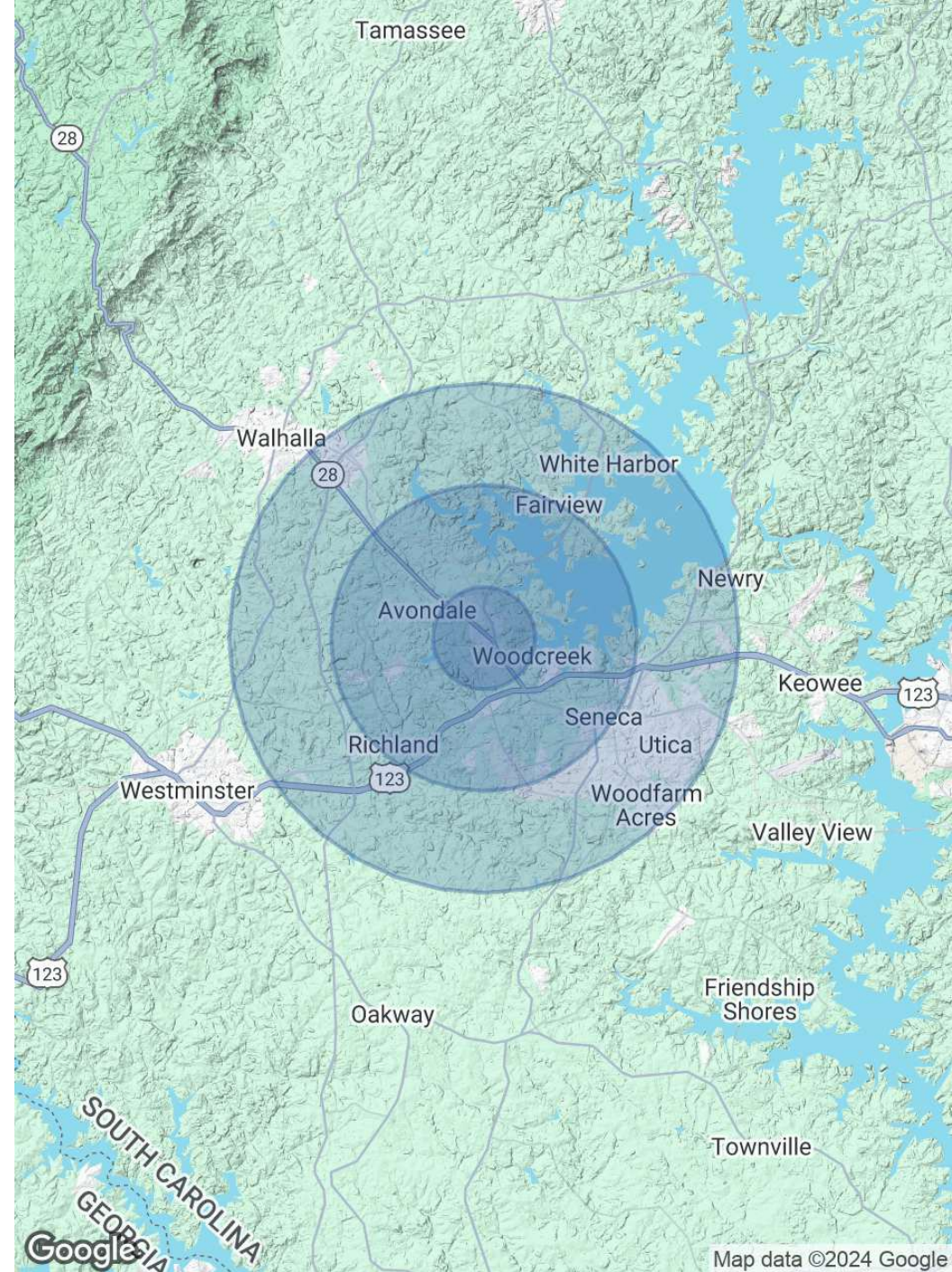
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DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	1,400	10,519	27,341
Average Age	52	48	46
Average Age (Male)	49	46	44
Average Age (Female)	54	50	47

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	623	4,591	11,694
# of Persons per HH	2.2	2.3	2.3
Average HH Income	\$76,590	\$77,575	\$73,604
Average House Value	\$399,751	\$365,440	\$327,363

Demographics data derived from AlphaMap



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