



# 3319 HIGHWAY 24

3319 South Carolina 24, Anderson, SC 29626

**JACKSON WILLIAMSON**

Vice President

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## PROPERTY SUMMARY



## PROPERTY DESCRIPTION

Welcome to 3319 Highway 24 – Turn-Key Flex Space Offered at (\$7.50/SF NNN)

This 8,000 SF Turn-Key Flex Space is ideally positioned along a thriving corridor with excellent frontage on Highway 24. The property offers a perfect balance of office and industrial space, making it ideal for a wide variety of users.

The front of the building features approximately 1,200 SF of heated and cooled office space, providing a comfortable and professional environment. The rear includes 5,900 SF of first-floor open warehouse/flex space, plus 900 SF of second-floor storage space. This provides ample room for operations, storage, or light manufacturing. To make it easily accessible, two roll-up doors are located on the right side of the building, differing in height by 10 ft and 12 ft.

Come be a part of this growing and highly visible location — perfect for any business looking to capitalize on strong traffic counts along Highway 24. Contact Listing Broker for Details!

## OFFERING SUMMARY

Lease Rate:	\$7.50/SF (NNN)
Building Size:	8,000 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	944	9,832	26,136
Total Population	2,211	23,458	63,801
Average HH Income	\$67,885	\$63,307	\$70,326



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ADDITIONAL PHOTOS



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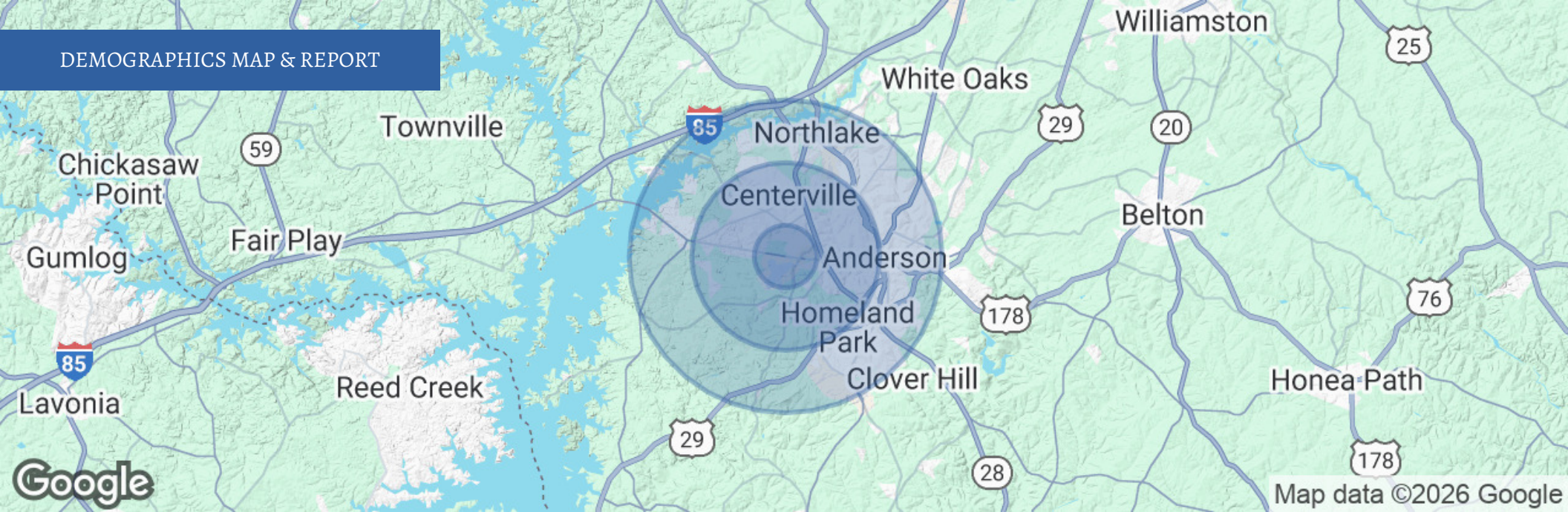




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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	2,211	23,458	63,801
Average Age	41	41	41
Average Age (Male)	40	40	40
Average Age (Female)	43	43	43

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	944	9,832	26,136
# of Persons per HH	2.3	2.4	2.4
Average HH Income	\$67,885	\$63,307	\$70,326
Average House Value	\$180,844	\$181,419	\$225,774

Demographics data derived from AlphaMap



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