



1819 W WHITNER

1819 W Whitner St, Anderson, SC 29624

BEN WILSON

Junior Associate

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McCOY WRIGHT
COMMERCIAL REAL ESTATE

PROPERTY SUMMARY



PROPERTY DESCRIPTION

McCoy Wright is pleased to present the opportunity to buy 1819 W Whitner St. – a block built, 2,150 SF Flex space located in Anderson, SC. This property is situated on a gated 0.27 acer lot with a 1,050 SF office space and a 1,100 SF shop in the rear. The office hosts 2 offices, 2 bathrooms, kitchenette, and un-finished concrete floor basement. The property is conveniently located 0.5 miles from downtown Anderson and 6 miles to I-85 at exit 19. This opportunity would make for a great owner user or investment. For more information, please reach out to the listing brokers.

PROPERTY HIGHLIGHTS

- For Sale - \$115,999
- 1,050 SF - office
- 1,100 SF – Shop
- 16x9 FT bay door
- Recently upfitted roof
- Positioned on .27 acre – 0.5 miles from Downtown Anderson
- Anderson County Tax Map-1241203003

OFFERING SUMMARY

Sale Price:	\$115,999
Lot Size:	0.27 Acres
Building Size:	1,050 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,267	15,263	29,357
Total Population	5,364	37,623	72,453
Average HH Income	\$39,850	\$60,587	\$71,383



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ADDITIONAL PHOTOS



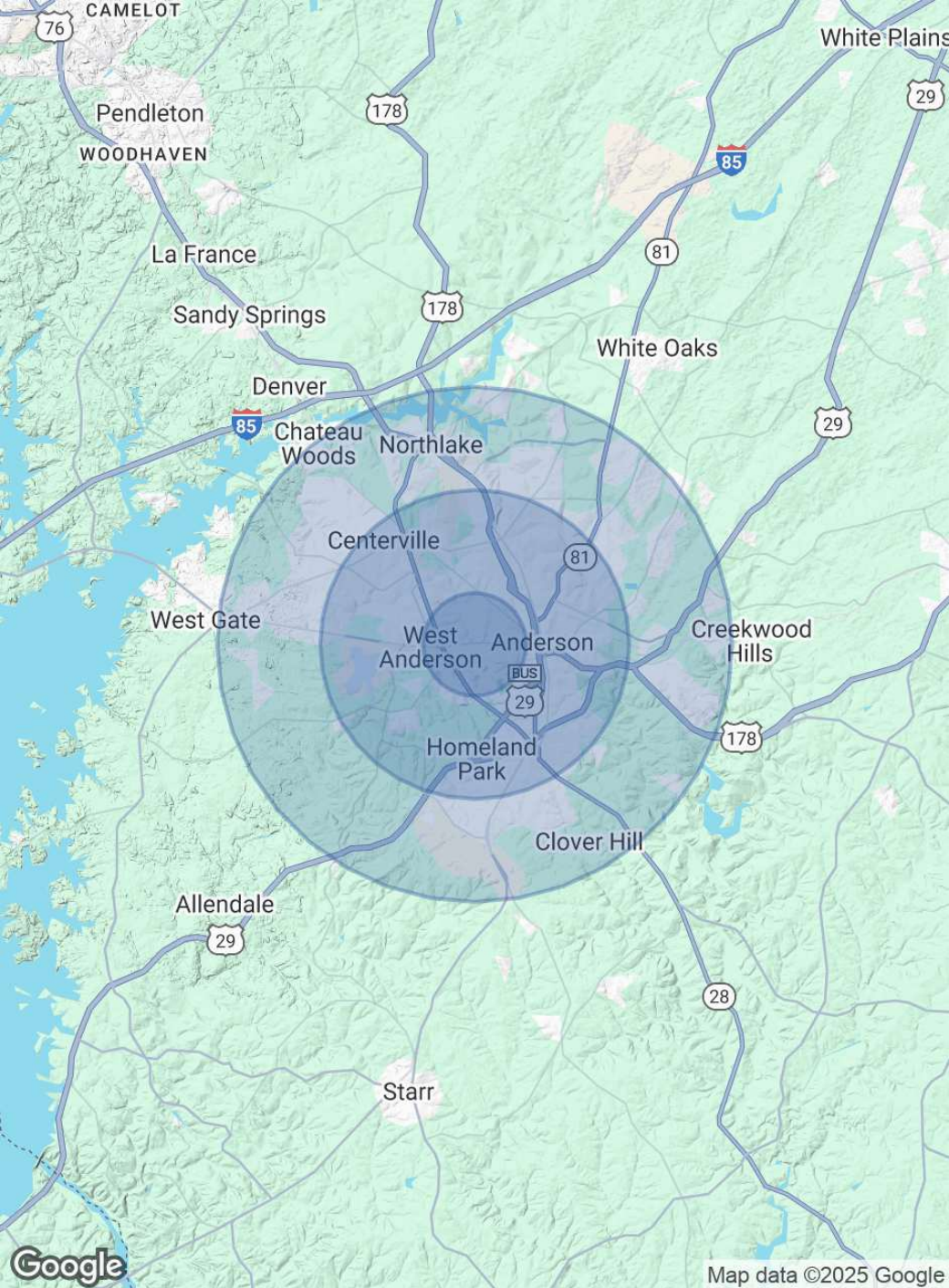
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DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,364	37,623	72,453
Average Age	40	40	41
Average Age (Male)	38	38	39
Average Age (Female)	42	42	42

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,267	15,263	29,357
# of Persons per HH	2.4	2.5	2.5
Average HH Income	\$39,850	\$60,587	\$71,383
Average House Value	\$102,764	\$183,832	\$218,969

Demographics data derived from AlphaMap



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