



# 1817 N BOULEVARD

1817 North Boulevard, Anderson, SC 29621

**JOHN RUFF**

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## PROPERTY SUMMARY



### PROPERTY DESCRIPTION

Available for sale +/- 1715 SF free-standing office building on +/- 0.22 acres located at 1817 N Boulevard. The building is two (2) stories & has a full basement. The floor plan includes five (5) private offices, two (2) bathrooms, a kitchenette & reception area. A brand new HVAC unit & furnace has been installed for the downstairs level. Located near the prominent intersection of N Main Street & N Boulevard & directly across from Ingles the property has great visibility. Traffic counts on N Main Street near this intersection exceed +/- 23K VPD & traffic counts on N Boulevard are over +/- 5K VPD. There is existing signage on the property & paved parking at the front & a gravel parking lot at the back of the property. This property is ideal for any office user looking to acquire a building in the heart of Anderson in proximity to both downtown & the main corridors. The property is in the City of Anderson & is zoned Limited Office. Asking price is \$289,999.00. Buyer or Buyer's Agent to verify any & all information. Please reach out to Listing Agent with any questions or to schedule a showing.



### OFFERING SUMMARY

|                |              |
|----------------|--------------|
| Sale Price:    | \$289,999.00 |
| Building Size: | 1,715 SF     |

| DEMOGRAPHICS      | 1 MILE   | 3 MILES  | 5 MILES  |
|-------------------|----------|----------|----------|
| Total Households  | 2,575    | 16,929   | 28,803   |
| Total Population  | 7,111    | 40,829   | 70,278   |
| Average HH Income | \$69,961 | \$67,348 | \$76,353 |

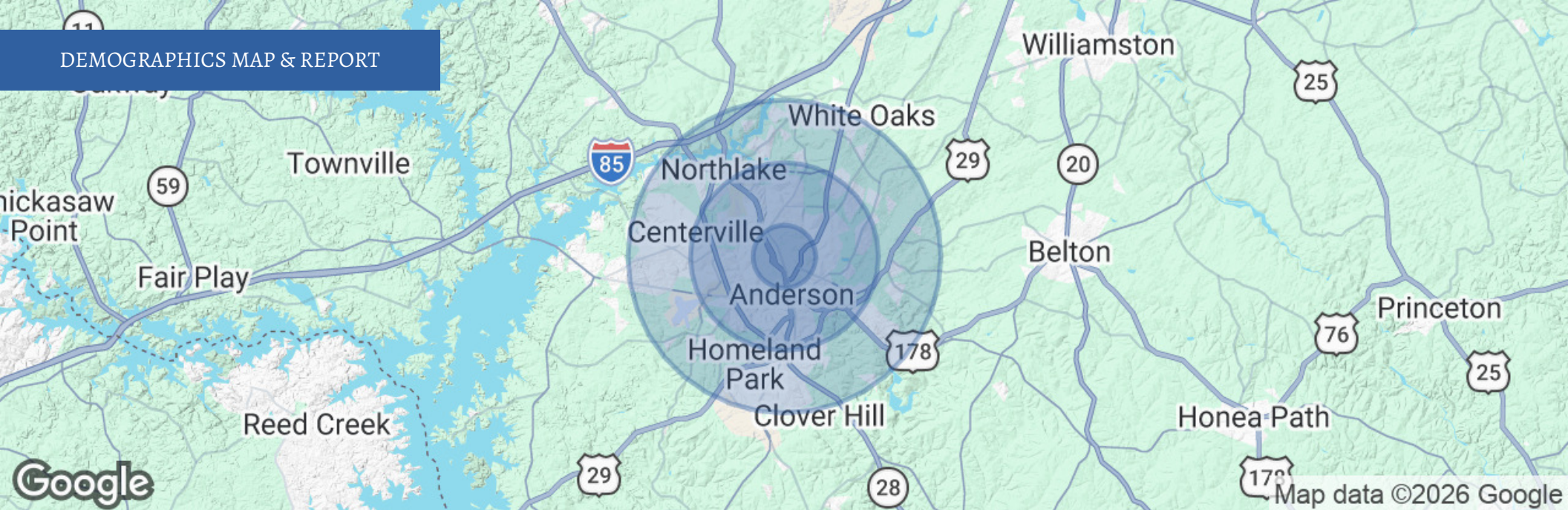


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## DEMOGRAPHICS MAP & REPORT



| POPULATION           | 1 MILE | 3 MILES | 5 MILES |
|----------------------|--------|---------|---------|
| Total Population     | 7,111  | 40,829  | 70,278  |
| Average Age          | 33.9   | 36.9    | 39.1    |
| Average Age (Male)   | 34.4   | 35.3    | 36.9    |
| Average Age (Female) | 34.0   | 38.5    | 41.1    |

| HOUSEHOLDS & INCOME | 1 MILE    | 3 MILES   | 5 MILES   |
|---------------------|-----------|-----------|-----------|
| Total Households    | 2,575     | 16,929    | 28,803    |
| # of Persons per HH | 2.8       | 2.4       | 2.4       |
| Average HH Income   | \$69,961  | \$67,348  | \$76,353  |
| Average House Value | \$195,935 | \$203,193 | \$210,436 |

2023 American Community Survey (ACS)



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