



122 & 124 W WHITNER ST.

122 & 124 W Whitner St, Anderson, SC 29624

MAX KINSER

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PROPERTY HIGHLIGHTS

- 10,400 SF of gross leasable area
- Sale Price \$1,399,999
- First floor currently leased to 2 tenants: Taco Loco, a popular local Mexican restaurant and Tifudi, a Thai fusion restaurant
- Upstairs at 122 W Whitner is currently being marketed for \$1,650/month
- Owner is licensed SC Real Estate Broker

OFFERING SUMMARY

Sale Price:	\$1,399,000
Building Size:	10,400 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	174	447	2,797
Total Population	406	1,035	7,006
Average HH Income	\$38,605	\$37,740	\$45,188



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PROPERTY DESCRIPTION

Fantastic opportunity to purchase newly renovated retail space in booming downtown Anderson, SC. 122 and 124 W Whitner are offered for sale for the first time together. Combined the buildings are 10,400 sq ft of gross leasable area, and the first floor of both buildings are currently leased to two tenants: Taco Loco, a popular local Mexican restaurant, and Tifudi, a Thai fusion restaurant. Both leases are modified gross, Taco Loco's (122 W Whitner) initial term expires on October 31, 2024 and they are currently paying \$3,400/month. Tifudi's (124 W Whitner) lease expires on May 31, 2025 and they are currently paying \$3,713. There is an upstairs at 122 W Whitner that is being marketed for \$1,650/month.

Current gross monthly/yearly income-

\$7,113/ \$85,356

Current Expenses-

\$6,000/year insurance, Taxes- (122) \$7442.18/year, and (124) \$9515.96/year = Approx. \$22,958.14/year

Estimated Current NOI = \$62,397.86

Estimated Current Proforma NOI = \$82,197.86

These buildings represent a tremendous opportunity to get a buy a piece of a rapidly expanding downtown for investors or owner users a like. Significant upside potential with this property. Call today with any questions or to schedule a showing. Owner is licensed SC Real Estate Broker

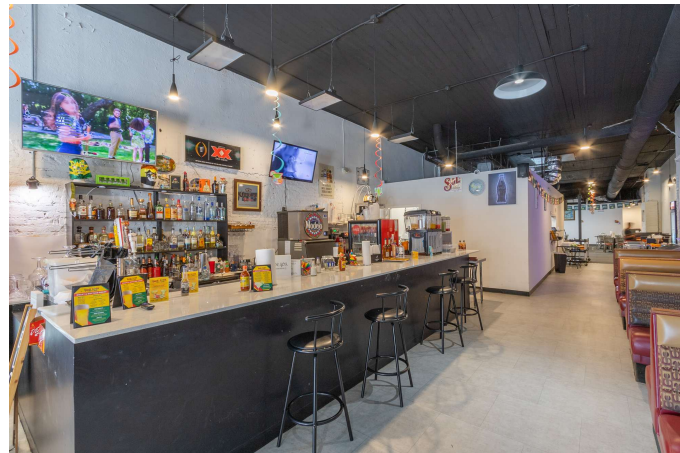
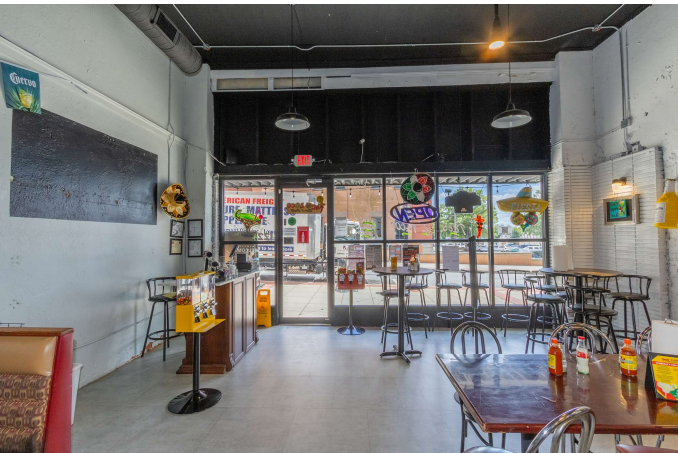
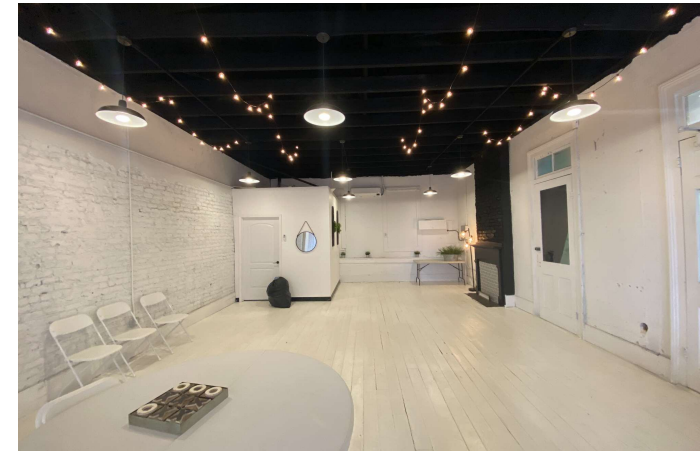
LOCATION DESCRIPTION

Downtown Anderson



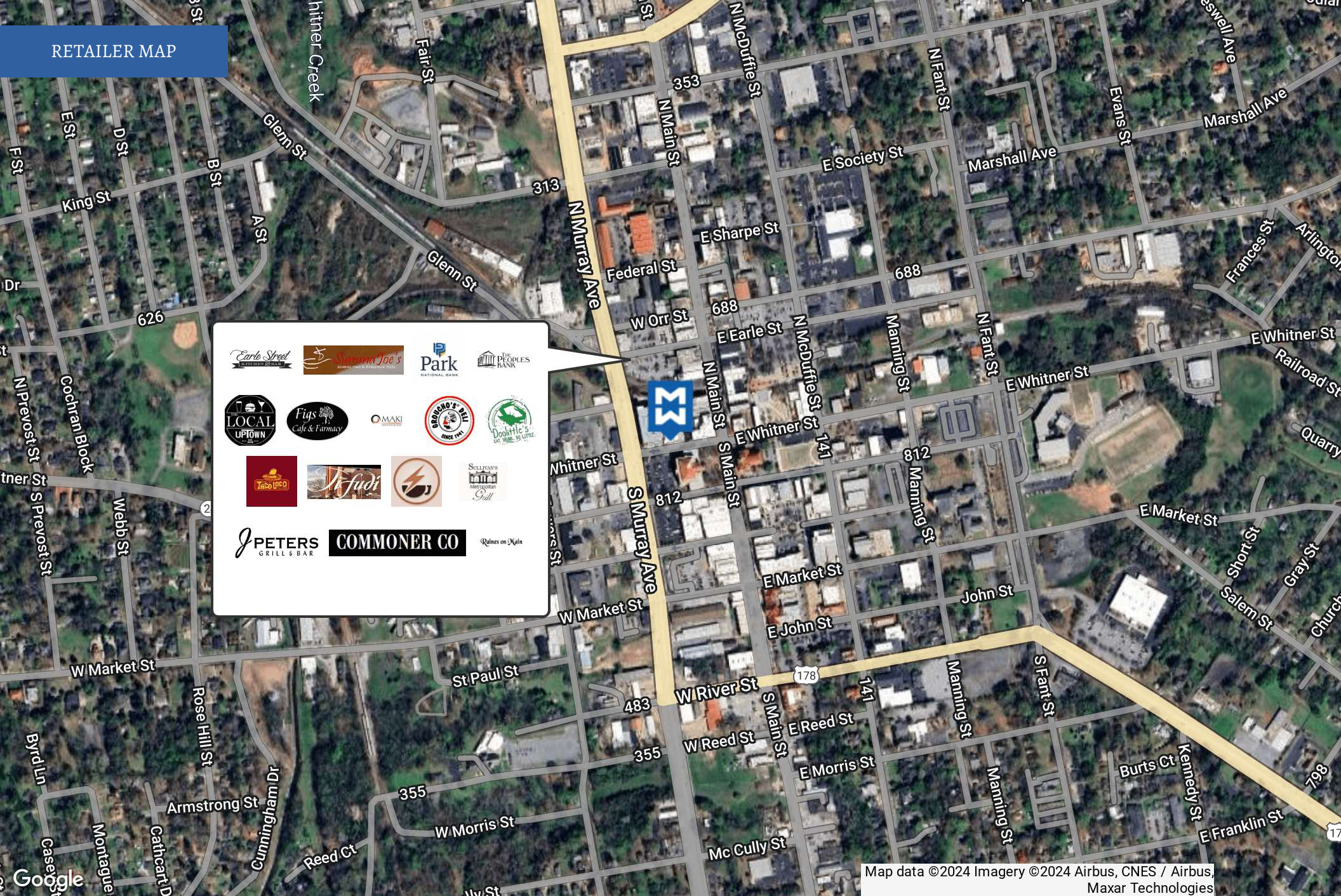
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ADDITIONAL PHOTOS



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RETAILER MAP



Map data ©2024 Imagery ©2024 Airbus, CNES / Airbus, Maxar Technologies



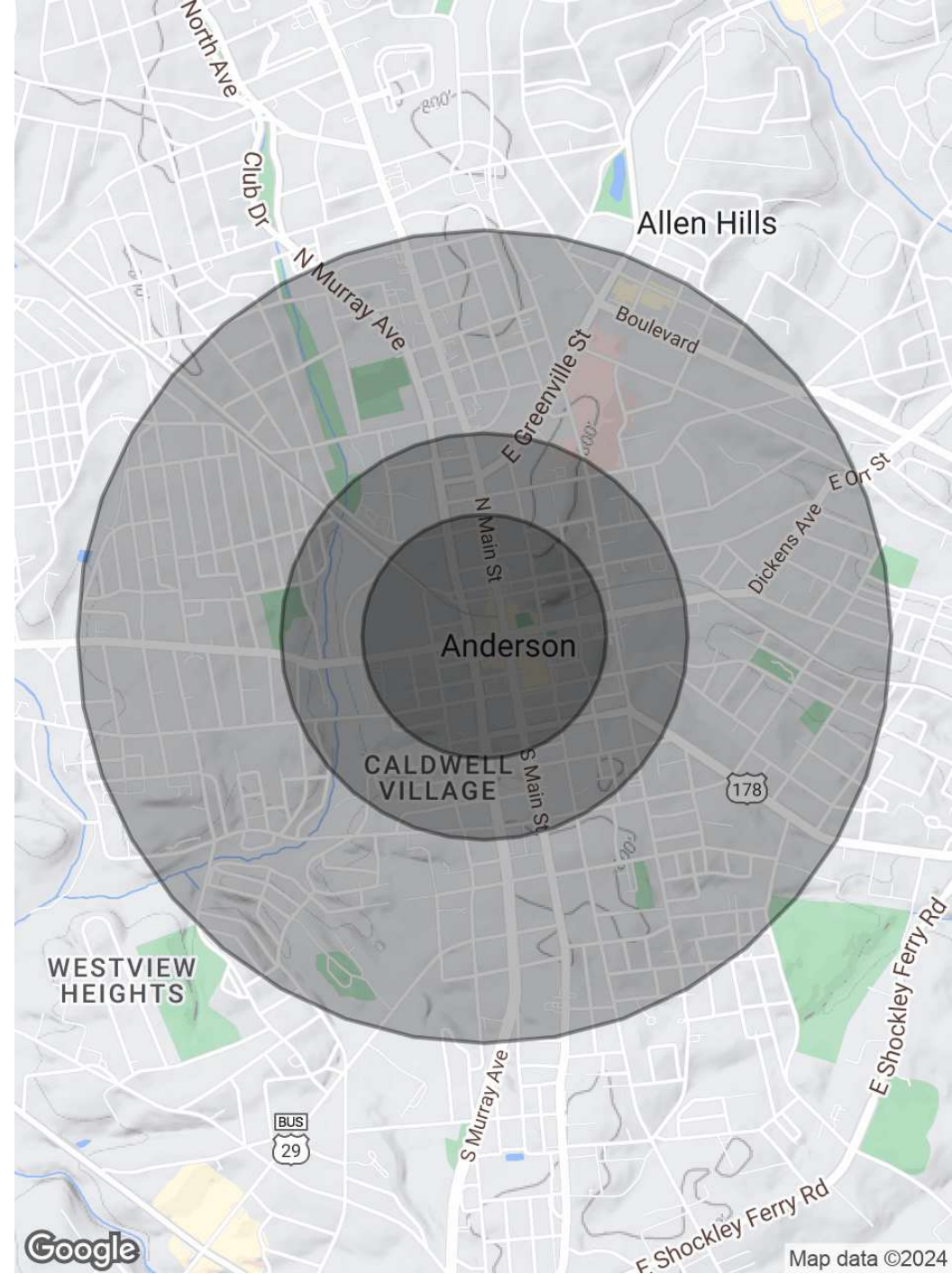
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DEMOGRAPHICS MAP & REPORT

POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	406	1,035	7,006
Average Age	40	41	40
Average Age (Male)	39	39	39
Average Age (Female)	41	42	41

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	174	447	2,797
# of Persons per HH	2.3	2.3	2.5
Average HH Income	\$38,605	\$37,740	\$45,188
Average House Value	\$145,351	\$125,725	\$146,359

Demographics data derived from AlphaMap



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