



# 308-311B DRAKE CIRCLE

308-311B Drake Circle, Anderson, SC 29624

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COMMERCIAL REAL ESTATE



**PROPERTY DESCRIPTION**

309–311B Drake Circle, Anderson, SC — Value-add, multi-tenant investment opportunity consisting of three separate rental units on approximately ±0.50 acres within Anderson city limits. The asset includes three buildings totaling ±2,600 square feet, each equipped with separately metered power and water, allowing for efficient expense management and tenant accountability.

This property is well-suited for investors seeking multiple income streams within a single, easily manageable location, with upside potential through lease optimization and operational improvements.

- 311B Drake Circle: ±500 SF
- 311A Drake Circle: ±800 SF
- 309 Drake Circle: ±1,300 SF

**PROPERTY HIGHLIGHTS**

- Multi-Tenant Income Stream: Three separate units providing diversified rental income
- Value-Add Opportunity: Potential to increase rents and improve returns through strategic management
- Separately Metered Utilities: Minimizes landlord expenses and maximizes NOI
- Strong Rental Demand Area: Proximity to major highways and downtown Anderson supports occupancy
- Efficient Asset Management: Multiple units consolidated on a single parcel
- Flexible Exit Strategies: Suitable for long-term hold, repositioning, or resale

**OFFERING SUMMARY**

Sale Price:	\$165,000
Number of Units:	3
Lot Size:	0.5 Acres



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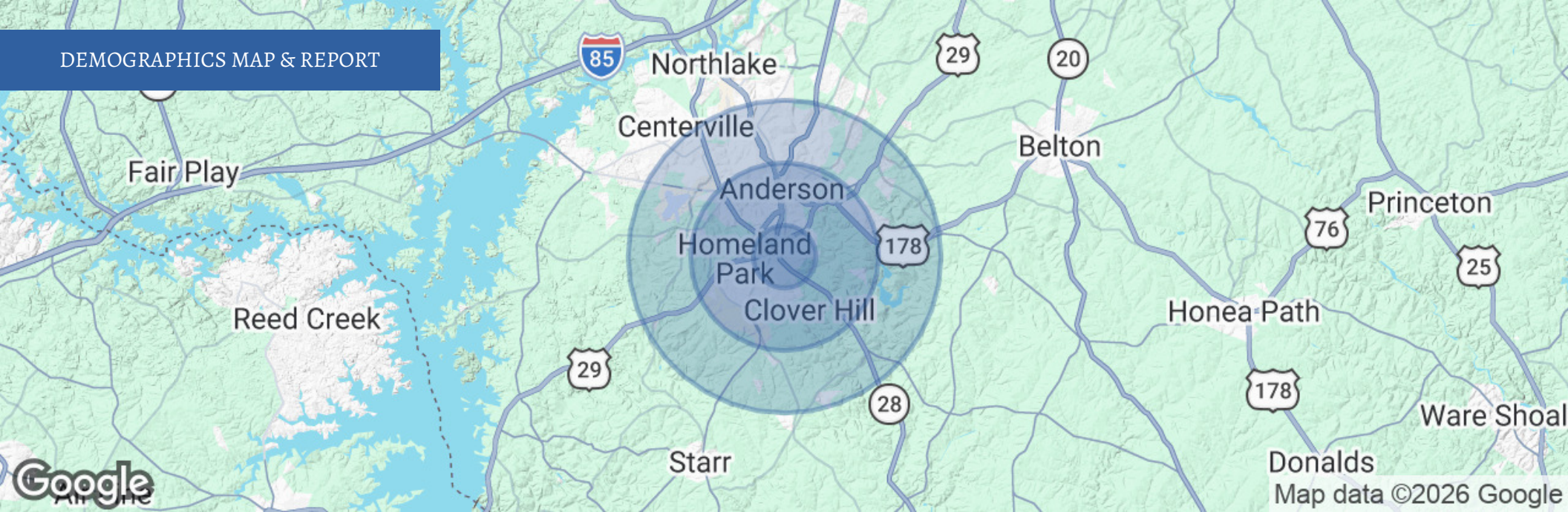


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ADDITIONAL PHOTOS



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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	3,874	23,046	54,511
Average Age	37.9	36.2	37.7
Average Age (Male)	29.4	32.2	35.5
Average Age (Female)	41.7	40.5	39.9

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,485	9,224	22,007
# of Persons per HH	2.6	2.5	2.5
Average HH Income	\$59,092	\$49,862	\$61,629
Average House Value	\$107,588	\$118,756	\$160,202

2023 American Community Survey (ACS)



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