



FOR SALE

923 ANDERSON DRIVE

Liberty, South Carolina

± 7,000 SF SELF STORAGE FACILITY

LYONS
INDUSTRIAL PROPERTIES
SALES • LEASING • DEVELOPMENT
CORFAC INTERNATIONAL



EXECUTIVE SUMMARY

- Lyons industrial properties is pleased to offer for sale this 7,000 SF value add self storage facility.
- New roofs and security system.
- The property is located in Pickens County, which is one of the ten counties comprising South Carolina’s thriving Upstate region.
- The Upstate enjoys a well-earned reputation as a superior business location, thanks to an exceptional business climate that helps companies hold down operating costs and increase their return on investment.

SNAPSHOT

Address:	923 Anderson Drive Liberty, SC
Tax ID:	4097-11-67-0270 & 4097-11-67-2322
County:	Pickens County
Land Size:	± 1.87 Acres
Building Size:	± 7,000 SF
Sale Price:	\$539,000

For more information, please contact:

Joe Lomady • 864.787.3781 • joe@lyonsindustrial.com

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PROPERTY SPECS

Address: 923 Anderson Drive, Liberty, SC 29657

County: Pickens

Tax Map ID: 4097-11-67-0270 & 4097-11-67-2322

Property Type: Self Storage

Building Size: ±7,000 SF

Land Size: ±1.87 Acres (81,457 SF)

Zoning: Commercial

Units: 49

Power: Solar

Current Occupancy: 93%



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STORAGE UNIT MAP



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Multiple housing developments under construction within 5 miles of the site

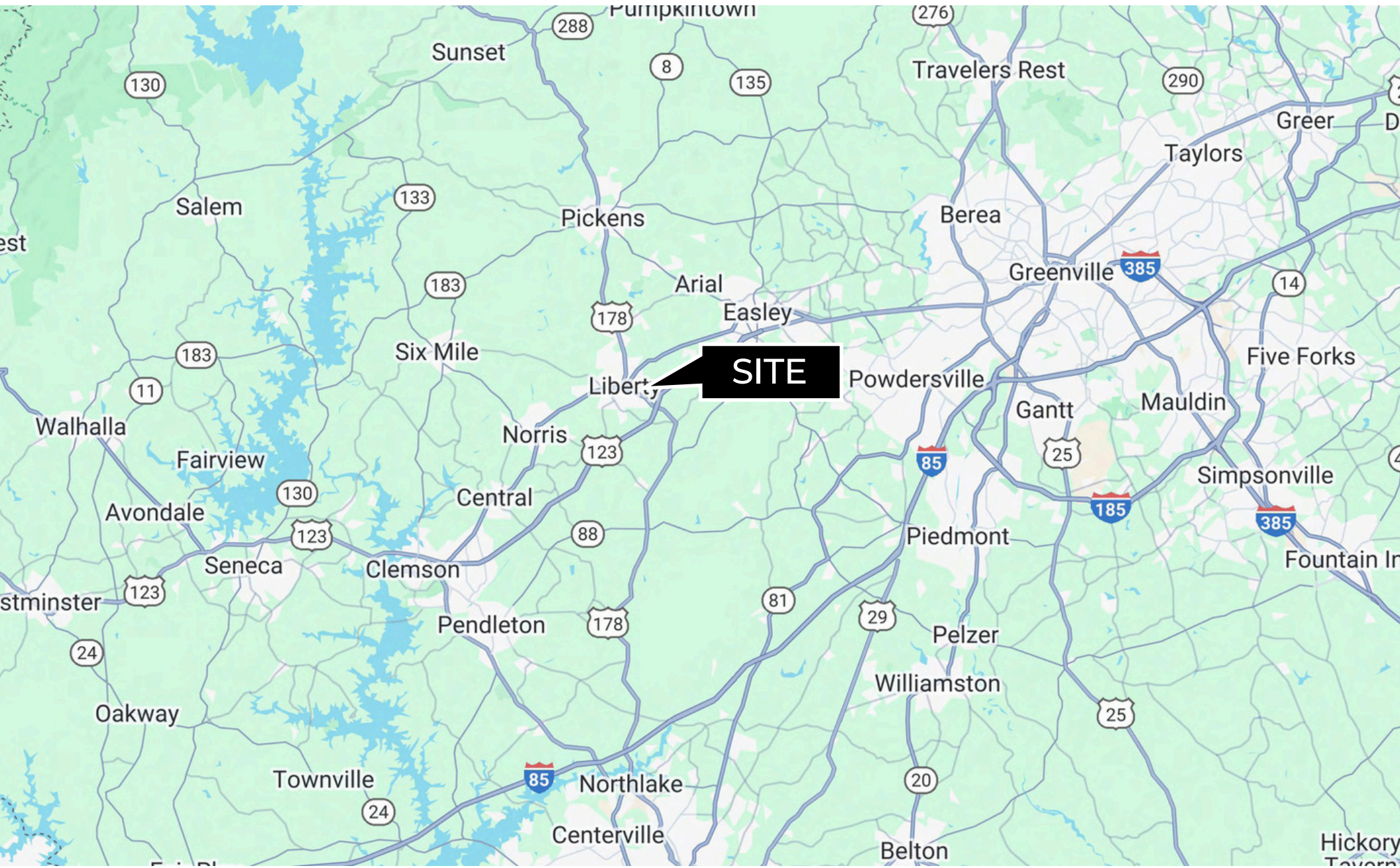


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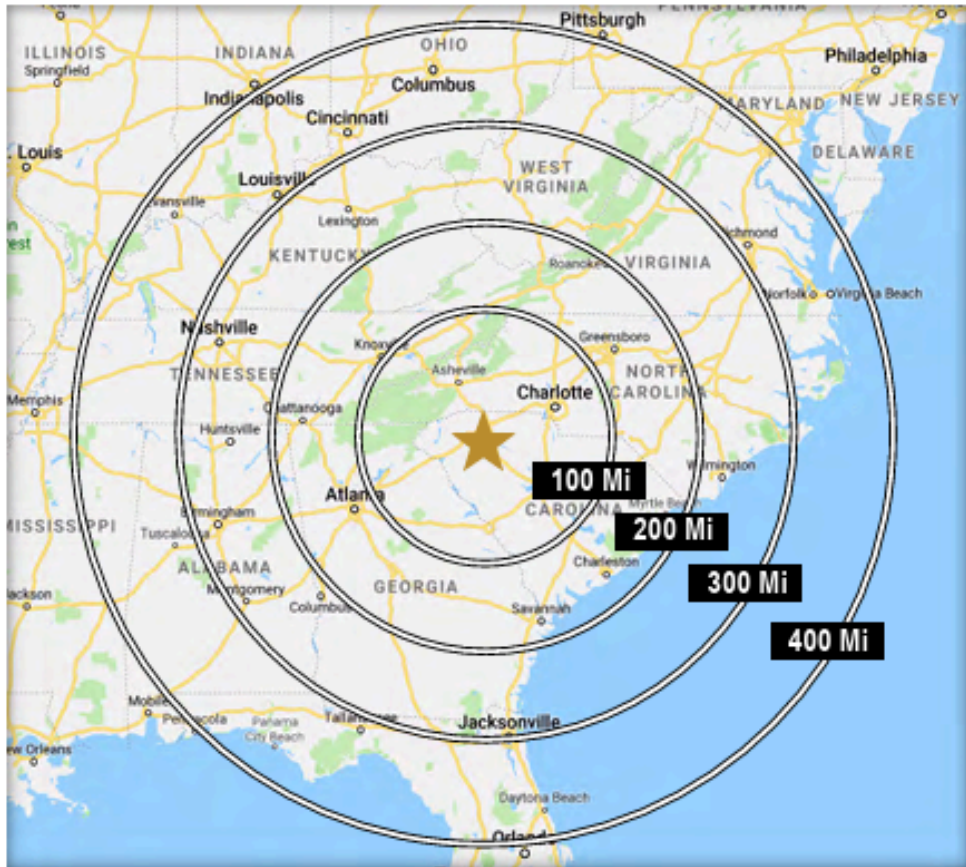


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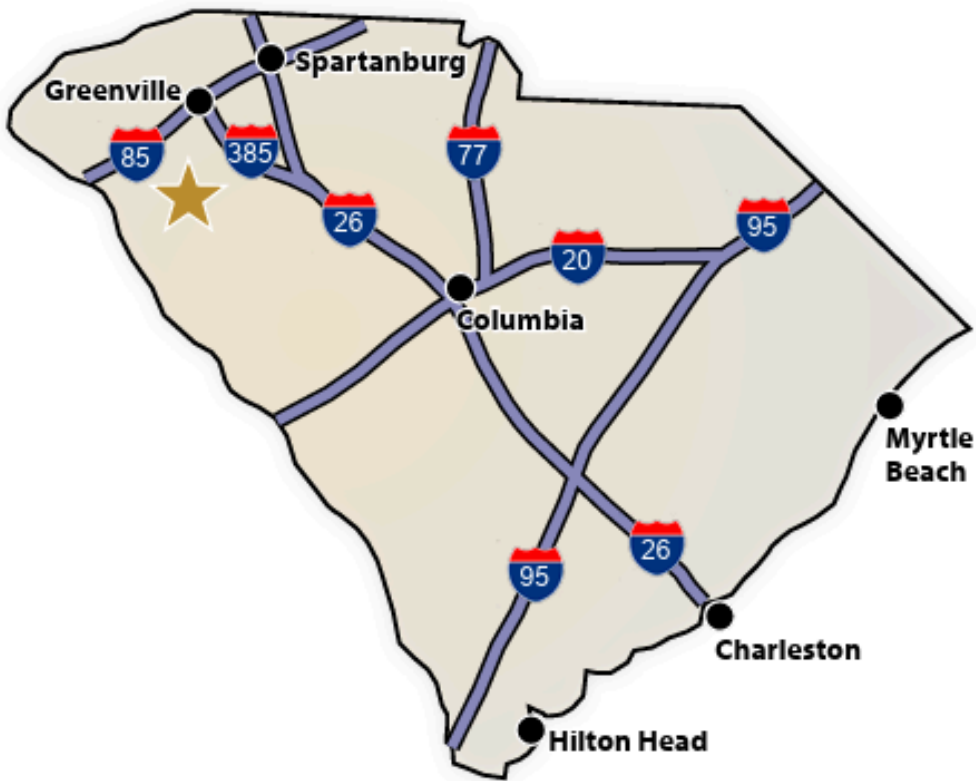


DRIVE TIMES IN SOUTH CAROLINA

I-26	1 Hr 5 Min	Greenville	43 Min
I-85	26 Min	Spartanburg	1 Hr 33 Min
I-385	35 Min	Columbia	2 Hr 9 Min
I-20	1 Hr 52 Min	Charleston	3 Hr 57 Min
I-77	2 Hr 7 Min	Hilton Head	4 Hr 17 Min
I-95	2 Hr 55 Min	Myrtle Beach	4 Hr 43 Min

DRIVE TIMES TO U.S. MAJOR CITIES

Charlotte, NC	2 Hr 29 Min	Cincinnati, OH	7 Hr 9 Min
Atlanta, GA	2 Hr 35 Min	Louisville, KY	7 Hr 15 Min
Raleigh, NC	4 Hr 56 Min	Orlando, FL	7 Hr 55 Min
Jacksonville, FL	5 Hr 49 Min	Washington DC	8 Hr 30 Min
Nashville, TN	6 Hr 6 min	Indianapolis, IN	8 Hr 41 Min
Richmond, VA	6 Hr 20 Min	Columbus, OH	8 Hr 42 Min
Mobile, AL	6 Hr 38 Min	Pittsburgh, PA	9 Hr 16 Min



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PICKENS COUNTY INFO



Pickens County

Pickens County is an area rich in history, beauty, and vision for the future. Pickens is part of one of the nation's fastest growing regions, the I-85 Corridor yet maintains a small town atmosphere, while located only 30 minutes from Greenville and two hours from Atlanta, GA and Charlotte, NC. The bordering Blue Ridge region provide a beautiful backdrop for natural attractions such as Lakes Jocassee and Keowee, Table Rock State Park, scenic Highway 11, and the SC Botanical Garden. Pickens County is also home to Clemson University, Southern Wesleyan University, and Tri-County Technical College, offering Pickens County companies a competitive advantage. Leaders from the education, business, and industrial communities work together to ensure Pickens County students possess the training and education they need when they enter the workforce. From consistently high academic achievement in schools, access to state-of-the-art medical care, consistently low crime rate, to a variety of recreational and cultural amenities, the quality of life in Pickens County, South Carolina is second to none.



Total Population

	2010	2021	2026	Growth Rate ¹
Pickens County	119,224	130,793	136,321	0.83%
Upstate SC	1,362,073	1,544,124	1,631,029	1.10%
South Carolina	4,625,364	5,321,206	5,665,411	1.26%

¹Projected Annual Growth Rate 2021-2026

Population by Age

	2010	2021	2026
Under 5	5.4%	4.7%	4.7%
5 to 9	5.6%	5.0%	4.9%
10 to 14	5.9%	5.3%	5.4%
15 to 24	22.0%	19.9%	19.5%
25 to 34	11.3%	13.1%	11.6%
35 to 44	11.7%	10.8%	11.5%
45 to 54	13.3%	11.2%	10.8%
55 to 64	11.5%	12.6%	12.1%
65+	13.4%	17.5%	19.5%
Median Age	34.9	36.8	38.3

35.0% of the 2021 population is prime working age

Population by Race & Ethnicity

	2010	2021	2026
White	88.7%	87.0%	86.0%
Black	6.6%	7.0%	7.0%
American Indian/ Alaska Native	0.2%	0.2%	0.3%
Asian	1.6%	1.9%	2.1%
Hawaiian/ Pacific Islander	0.0%	0.0%	0.0%
Some Other Race	1.4%	1.8%	2.1%
Two or More Races	1.5%	2.1%	2.5%
Hispanic Origin (Any Race)	3.1%	4.0%	4.5%

Households & Families

	2010	2021	2026
Total Households	45,228	49,591	51,890
Total Families	29,540	31,692	32,961
Average HH Size	2.48	2.47	2.47
Renter Occupied*	31.1%	31.8%	31.0%
Owner Occupied*	68.9%	68.2%	69.0%

*Housing tenure data is a percentage of total occupied housing units

Median Household Income

	2021	2026
Pickens County	\$52,001	\$55,936
South Carolina	\$55,711	\$61,082
United States	\$64,730	\$72,932

Per Capita Income

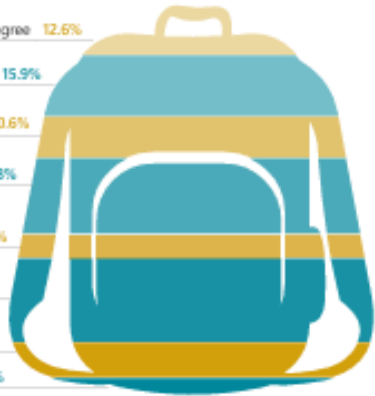
	2021	2026
Pickens County	\$25,324	\$28,285
South Carolina	\$30,714	\$34,369
United States	\$35,106	\$39,378

2021 Highest Education Attainment, Age 25+

High School Diploma or Higher
86.7%

Bachelor's Degree or Higher
28.5%

- Graduate/ Professional Degree 12.6%
- Bachelor's Degree 15.9%
- Associate's Degree 10.6%
- Some College, No Degree 19.8%
- GED/ Alternative Credential 6.1%
- High School Graduate 21.9%
- 9th to 12th Grade, No Diploma 9.0%
- Less than 9th Grade 4.3%



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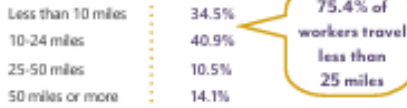
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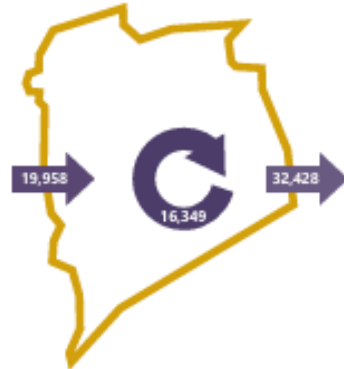
PICKENS COUNTY INFO (CONT.)

2018 Commuting Patterns

Travel Distance to Work



Worker Inflow/Outflow



Live and Work in Pickens County	16,349
Commute into Pickens County	19,958
Commute Out of Pickens County	32,428

Where Do Pickens County Workers Live?

Pickens County	45.0%
Anderson County	15.6%
Greenville County	14.1%
Oconee County	9.4%
Spartanburg County	2.6%
Richland County	1.0%
Lexington County	0.7%
Charleston County	0.7%
York County	0.7%
Aiken County	0.6%

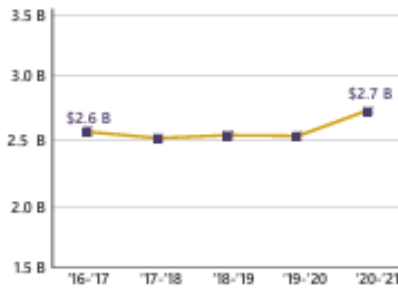
2021 Employment by Industry

Agriculture/Mining	0.8%	448
Construction	8.2%	4,883
Manufacturing	15.9%	9,502
Wholesale Trade	2.2%	1,294
Retail Trade	10.5%	6,297
Transportation/Utilities	6.4%	3,809
Information	0.9%	506
Finance/Insurance/Real Estate	4.9%	2,951
Services	47.0%	28,130
Public Administration	3.4%	2,053
Total	100%	59,873

2021 Civilian Population in Labor Force (16+)

Labor Force	62,728
Unemployed	4.6%

Gross Retail Sales by Fiscal Year



2021 Business Establishments by Industry



Top 5 Manufacturing Employers

Company	Employees	Primary Product(s)
Reliable Automatic Sprinkler Company	720	Fire sprinklers and systems components
Yokohama America	470	Motor vehicle parts and accessories
Abbott	330	Specialty medical devices
Danfoss (formerly Comtrol)	260	Hydraulic pumps and motors
TaylorMade	245	Golf balls

Top 5 Non-Manufacturing Employers

Company	Employees	Industry
Clemson University	5,400	Higher Education
Pickens County School Districts	2,227	Public Education, K-12
Pickens County	730	Local Government
Prisma Health - Baptist Easley Hospital	704	Health Services
ArtMed Health Cannon	252	Health Services

Airport Access

Greenville Spartanburg International

- 50 non-stop daily departures
- 17 major cities and airports across the US

Allegiant Air
American Airlines
Delta
Southwest Airlines
United Airlines

1.2M passengers flown in FY2021
84,217 tons of air cargo moved in FY2021

Pickens County Airport

Port Access

Island Port Greer

25 miles from the City of Pickens
157,842 rail lifts in FY2021
12.3% growth from FY2020

Port of Charleston

227 miles from the City of Pickens
2.5 M TGU's handled in FY2021
843% growth from FY2020

Highway Access

Interstates

- I-85

Highways

- US-76
- US-123
- US-178

Rail Access

Rail Providers

Norfolk-Southern
Pickens

Upstate SC Alliance
John Lunnus, President/CEO
864.283.2300
www.upstatescalliance.com

APPALACHIAN
COUNCIL OF GOVERNMENTS
Appalachian Council of Governments
30 Century Circle, Greenville, SC 29607
864.242.9733
www.scarog.org

Additional Resources

- www.alliancepickens.com
- www.co.pickens.sc.us
- www.pickenschamberofcommerce.com
- www.upstatealliance.com
- www.clemson.edu
- www.southcarolinaparks.com

Sources: ESRI Business Analyst (2021 and 2026 Estimates); US Census Bureau (2010 Census Data); US Bureau of Labor Statistics; Longitudinal Employer-Household Dynamics; US Census Bureau (2018, Commuting Patterns & Where do County Workers Live); Manufacturer's News; Appalachian Council of Governments; Upstate SC Alliance; and SC Department of Revenue and Taxation (Fiscal Year Retail Sales).

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UPSTATE SOUTH CAROLINA



A diverse range of companies seeking a competitive advantage have found a business-friendly trifecta in Upstate South Carolina: a top-ranked business climate, a world-class research environment and a superb quality of life. They are drawn here by our affordable tax rates, market accessibility and the quality and availability of our workforce. Supporting this is our dedication to research and innovation, including R&D facilities for Michelin, Fuji and General Electric and research centers that support the automotive, life sciences, plastics and photonics industries. And it's all set in a region where cost of living is about 10 percent lower than the national average and cultural and recreational opportunities cater to a diverse range of tastes.



TOTAL POPULATION

	2010	2022	2027	Growth Rate*
Upstate SC	1,362,073	1,550,558	1,600,850	0.64%
South Carolina	4,625,364	5,295,014	5,434,182	0.67%
United States	308,745,538	335,707,887	339,902,796	0.25%

*Projected annual growth rate to 2027-2027

POPULATION BY AGE

	2010	2022	2027
Under 5	6.5%	5.7%	5.6%
5 to 9	6.4%	6.1%	5.9%
10 to 14	6.6%	6.2%	6.3%
15 to 24	14.2%	12.6%	12.5%
25 to 34	12.1%	12.9%	11.6%
35 to 44	13.3%	12.3%	12.9%
45 to 54	14.4%	12.4%	12.0%
55 to 64	12.4%	13.2%	12.6%
65+	14.1%	18.5%	20.5%
MEDIAN AGE	38.2	40.2	41.1

37.6% of the 2022 population is prime working age

HOUSEHOLDS & FAMILIES

	2010	2022	2027
Total Households	532,065	613,944	635,638
Total Families	363,466	404,034	416,221
Average Household Size	2.49	2.46	2.46
Renter Occupied	61.2%	64.5%	65.2%
Owner Occupied	26.8%	25.8%	25.0%
Vacant	12.0%	9.7%	9.8%

MEDIAN HOUSEHOLD INCOME

	2022	2027
Upstate SC	\$60,127	\$69,930
South Carolina	\$61,645	\$72,690
United States	\$72,414	\$84,445

POPULATION by Race & Ethnicity

	2010	2022	2027
White	75.5%	69.8%	68.6%
Black	18.3%	17.3%	17.4%
American Indian / Alaska Native	0.3%	0.4%	0.4%
Asian	1.4%	1.9%	2.1%
Hawaiian / Pacific Islander	0.0%	0.1%	0.1%
Some Other Race	2.8%	4.3%	4.6%
Two or More Races	1.6%	6.3%	6.9%
Hispanic Origin (any race)	5.5%	8.0%	8.3%

PER CAPITA INCOME

	2022	2027
Upstate SC	\$34,518	\$40,048
South Carolina	\$36,186	\$41,955
United States	\$40,363	\$47,054

2022 EDUCATIONAL ATTAINMENT, AGE 25+

- 11.6% Graduate / Professional Degree
- 18.8% Bachelor's Degree
- 11.4% Associate Degree
- 18.6% Some College, No Degree
- 5.2% GED / Alternative Credit
- 22.4% High School Diploma
- 8.1% 9th-12th Grade, No Diploma
- 3.8% Less than 9th Grade



88%
high school diploma or higher

30.4%
bachelor's degree or higher

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UPSTATE SOUTH CAROLINA (CONT.)

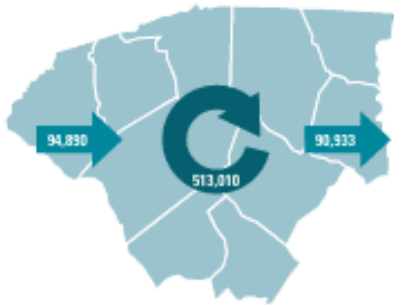
2020 COMMUTING PATTERNS

TRAVEL DISTANCE TO WORK

Less than 10 miles	44.3%
10-24 miles	29.3%
25-50 miles	12.1%
50 miles or more	14.2%

73.7%
of workers travel less than 25 miles

WORKER INFLOW & OUTFLOW



Live and work in the region	513,010
Commute into the region	94,890
Commute out of the region	90,933

GROSS RETAIL SALES by Fiscal Year



Upstate SC WHERE DO WORKERS LIVE?

Greenville County	30.6%
Spartanburg County	18.5%
Anderson County	12.0%
Pickens County	6.8%
Oconee County	4.0%
Laurens County	3.7%
Greenwood County	3.5%
Cherokee County	2.9%
Richland County	1.5%
Union County	1.3%

2022 EMPLOYMENT by Industry

Natural Resources & Mining	0.2%	1,447
Construction	4.6%	29,507
Manufacturing	17.9%	115,523
Trade, Transportation, and Utilities	19.7%	127,013
Information	1.1%	7,243
Financial Activities	4.0%	25,595
Professional & Business Services	13.8%	88,783
Education & Health Services	11.0%	70,857
Leisure & Hospitality	10.4%	67,208
Other Services	2.1%	13,735
Government	15.1%	97,365
TOTAL		644,416

2022 CIVILIAN POPULATION by Labor Force (16+)

Labor Force	701,749
Unemployed	3.1%

2022 BUSINESS ESTABLISHMENTS by Industry

3,505 Construction	2,234 Manufacturing	705 Information
8,113 Trade, Transportation and Utilities	4,068 Financial Activities	7,186 Professional and Business Services
4,309 Education and Health Services	3,818 Leisure and Hospitality	2,698 Other Services (except Public Admin)

TOP 10 MAJOR EMPLOYERS

COMPANY	PRIMARY PRODUCT(S) / INDUSTRY	EMPLOYEES
BMW Manufacturing Corporation	Automobile Manufacturer	5,000+
Prisma Health	Healthcare System	5,000+
Spartanburg Regional Healthcare System	Healthcare System	5,000+
School District of Greenville County	K-12 Public Education	5,000+
Spartanburg County School Districts	K-12 Public Education	5,000+
Michelin North America	Tire Manufacturer	5,000+
Olemiss University	Public Research University	5,000+
Bon Secours St. Francis Health System	Healthcare System	2,501-5,000
Spectrum Communications	Call Center	2,501-5,000
Greenville County	Local Government	2,501-5,000

AIRPORT

GREENVILLE-SPARTANBURG INTERNATIONAL AIRPORT

- 50 non-stop daily departures
- 17 major cities & 28 airports
- 2.2 million passengers flown in FY2022
- 57,221 tons of air cargo moved in FY2022

PORT

INLAND PORT GREER

- 151,261 rail lifts in FY2022

PORT OF CHARLESTON

- 2.3 million TEUs handled in FY2022
- 11.3% from FY2021

HIGHWAY

INTERSTATES

RAIL

MAJOR PROVIDERS

[CSX] [JNS]

SHORT-LINE PROVIDERS

Greenville & Western
Pickens
Carolina Piedmont

ADDITIONAL RESOURCES

Source: Appalachian Council of Governments, EDV Business Analyst, Greenville-Spartanburg International Airport, Lightcast 2022 (ICTM), Manufacturer's News, SC Department of Research and Innovation, SC Ports Authority, Upstate SC Alliance, US Bureau of Labor Statistics, and US Census Bureau

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