



120 EAST WEST PKWY

120 East West Parkway, Anderson, SC 29621

JACKSON WILLIAMSON

Vice President

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PROPERTY SUMMARY



PROPERTY DESCRIPTION

Welcome to 120 East West Pkwy!
(\$4,500.00 / Month NNN)

120 East West Parkway offers a rare opportunity to acquire a turn-key 4,200 SF Office Building situated on a generous 0.6-Acre lot with ample on-site parking. The well-designed interior features seven spacious private offices and a large conference room, making it ideal for a wide range of office users, including professional services, medical, or corporate operations.

Strategically located just off Anderson's premier commercial corridor, the property benefits from excellent visibility, accessibility, and proximity to major businesses and amenities. With its functional layout, move-in-ready condition, and highly desirable location, 120 East West Parkway is perfectly positioned to support owner-users or investors seeking a quality office asset in one of Anderson, SC's most active areas. Contact Listing Broker for Details!

OFFERING SUMMARY

Lease Rate:	\$4,500.00/Month (NNN)
Building Size:	4,200 SF
Lot Size:	0.6 acres

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,075	13,352	28,200
Total Population	4,455	31,802	69,488
Average HH Income	\$73,156	\$85,238	\$81,267



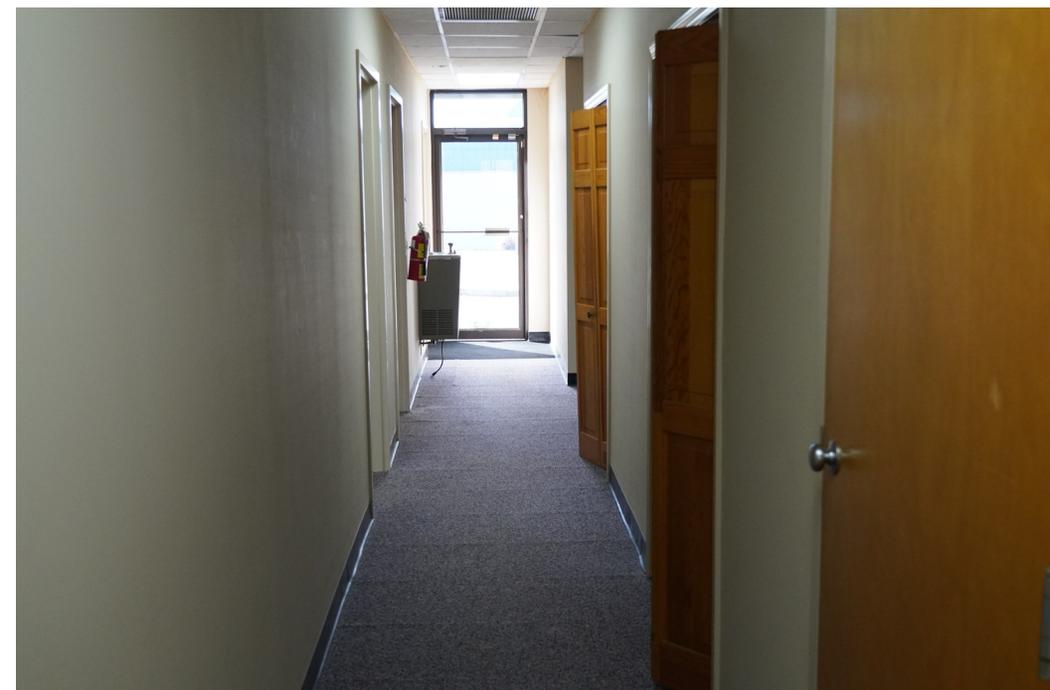
Jackson Williamson, Vice President | 864.376.4442 | jackson@mccoywright.com

ADDITIONAL PHOTOS



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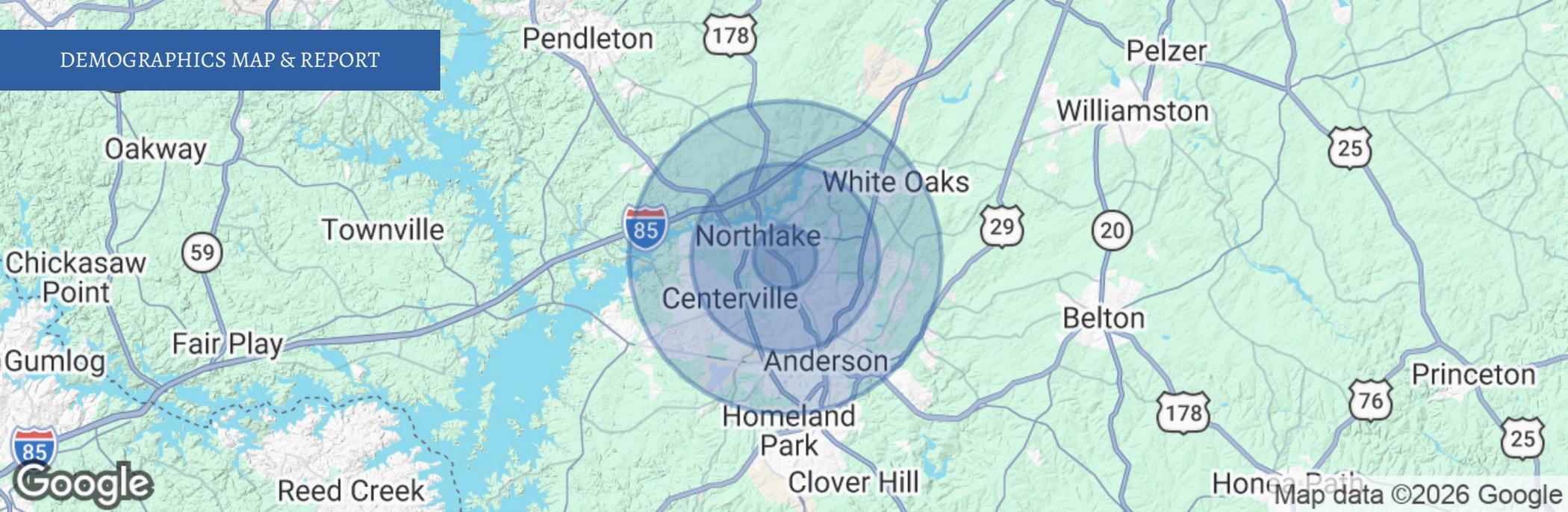
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	4,455	31,802	69,488
Average Age	39	42	42
Average Age (Male)	38	40	40
Average Age (Female)	40	44	43

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,075	13,352	28,200
# of Persons per HH	2.1	2.4	2.5
Average HH Income	\$73,156	\$85,238	\$81,267
Average House Value	\$340,900	\$279,049	\$258,288

Demographics data derived from AlphaMap



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