



122 W WHITNER ST. (UPSTAIRS)

122 W Whitner St, Anderson, SC 29624

MAX KINSER

Vice President

404.791.0865

max@mccoywright.com

 **McCoy Wright**
COMMERCIAL REAL ESTATE

PROPERTY SUMMARY



PROPERTY HIGHLIGHTS

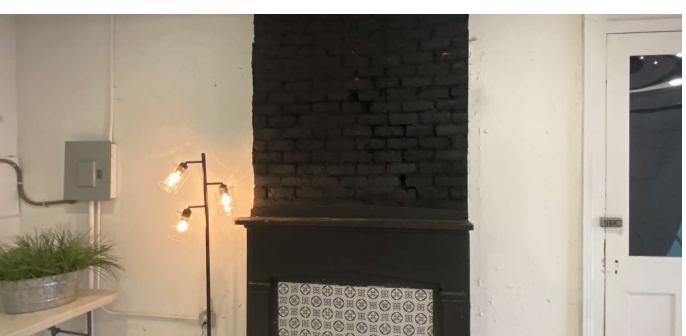
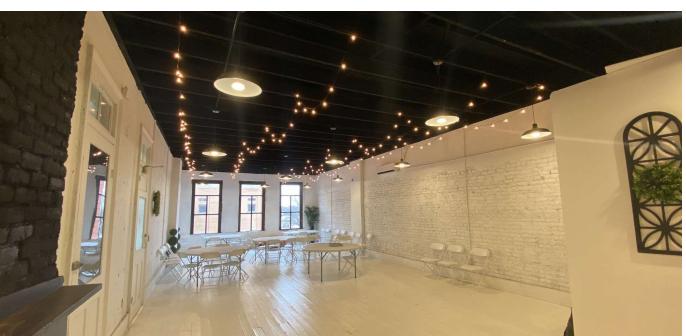
- One of the most beautiful spaces in Downtown Anderson, SC recently became available.
- 122 W Whitner St (Upstairs) has been renovated and is a blank slate.
- It's a great fit for an open concept office user, or similar use that needs natural light and an inviting space.
- Premises are approximately ,1300/SF and on the 2nd floor.
- Spaces like this typically don't stay available very long.

OFFERING SUMMARY

Lease Rate:	\$1,250.00 per month (MG)
Available SF:	1,300 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	3,280	18,530	31,031
Total Population	5,780	39,484	68,160
Average HH Income	\$33,251	\$46,613	\$54,208

ADDITIONAL PHOTOS



Max Kinser Vice President | 404.791.0865 | max@mccoywright.com

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RETAILER MAP



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



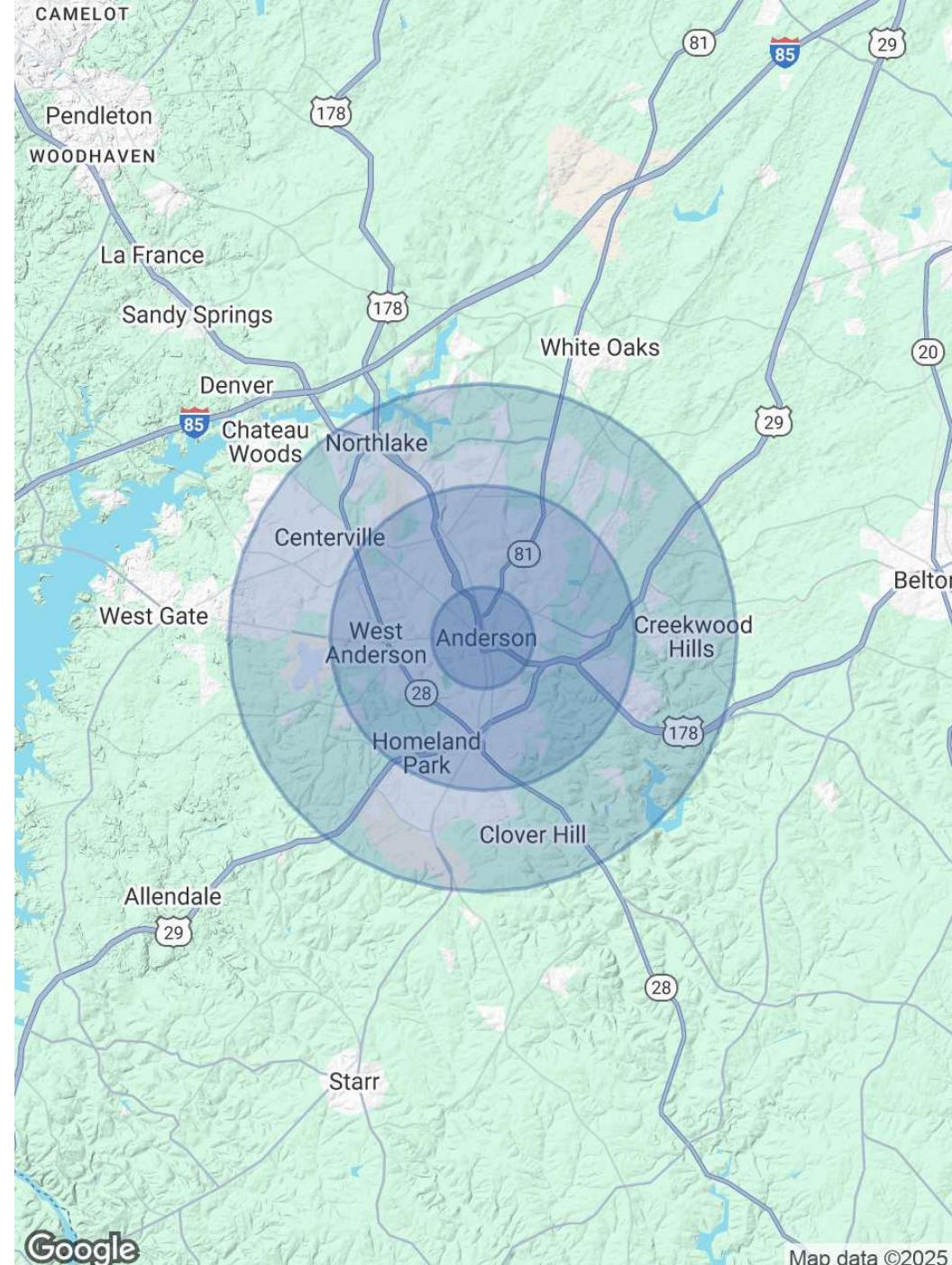
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DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,780	39,484	68,160
Average Age	40.0	37.6	39.1
Average Age (Male)	34.8	34.9	36.9
Average Age (Female)	45.4	41.1	41.4

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,280	18,530	31,031
# of Persons per HH	1.8	2.1	2.2
Average HH Income	\$33,251	\$46,613	\$54,208
Average House Value	\$77,503	\$115,667	\$129,833

2020 American Community Survey (ACS)





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