

INDUSTRIAL FOR SALE

3911 HWY 24

Anderson, SC 29626



PROPERTY DESCRIPTION

+/-8411 SF spread out between 2 buildings (+/-6,000, +/-2411) for sale with +/-500 linear feet of frontage along busy Hwy 24 corridor.

PROPERTY HIGHLIGHTS

- Light industrial/flex space
- Great opportunity for an owner user/redevelopment
- Close proximity to Lake Hartwell
- On site parking

OFFERING SUMMARY

Sale Price:	\$840,000
Number of Units:	2
Lot Size:	2.56 Acres
Building Size:	8,400 SF

DEMOGRAPHICS

	0.5 MILES	1 MILE	1.5 MILES
Total Households	864	3,260	6,378
Total Population	1,307	5,753	12,934
Average HH Income	\$27,803	\$33,571	\$36,977

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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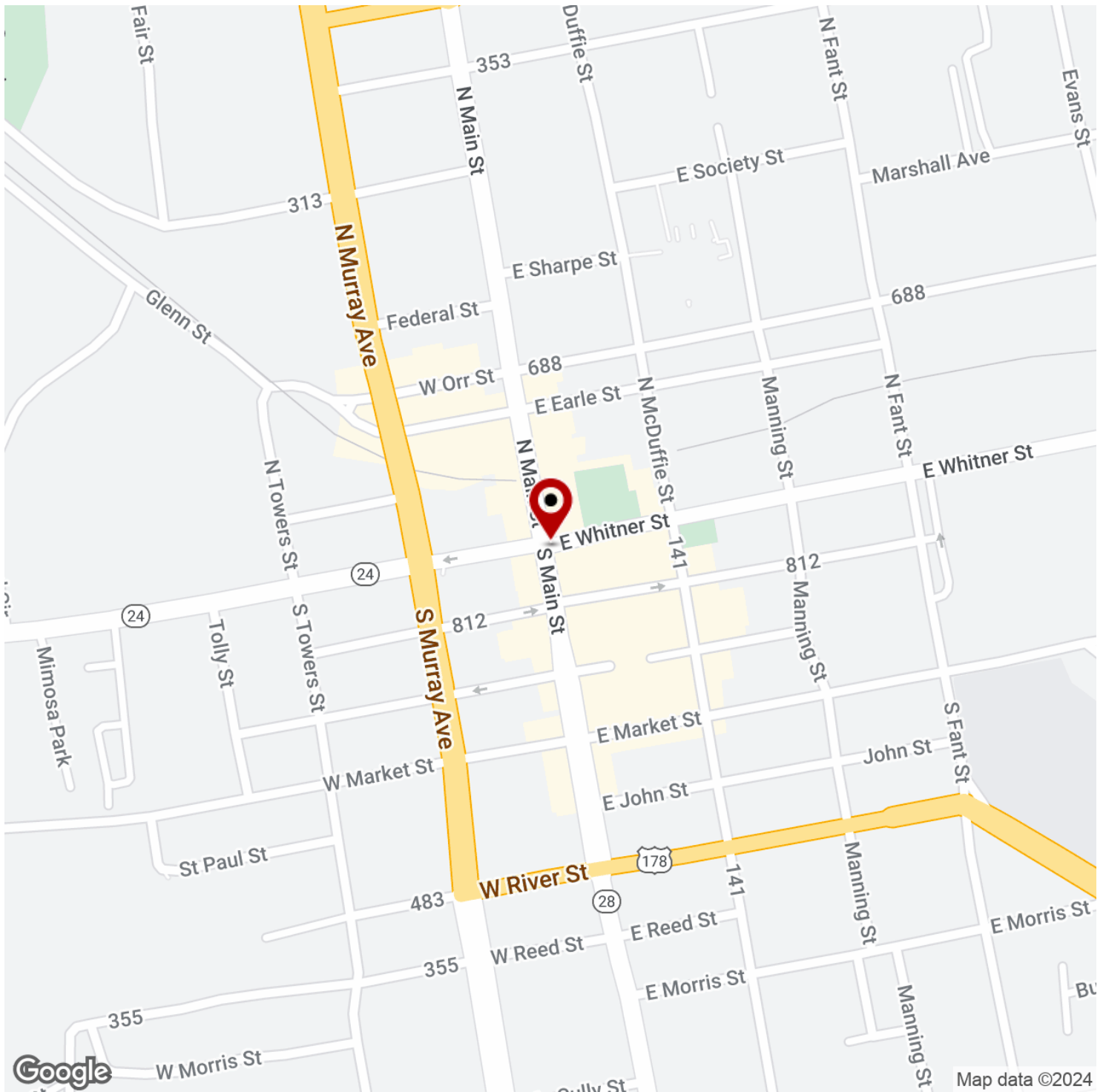
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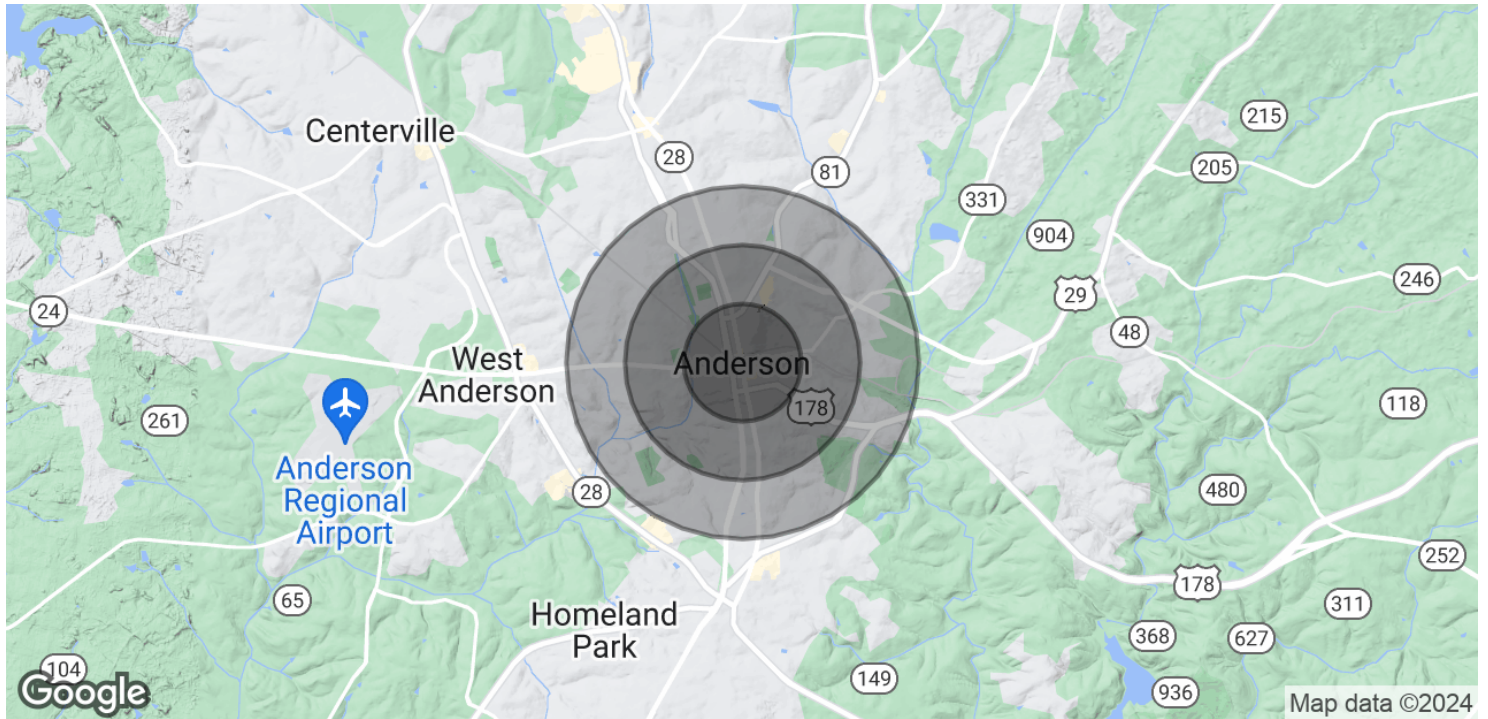
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POPULATION	0.5 MILES	1 MILE	1.5 MILES
Total Population	1,307	5,753	12,934
Average Age	42.3	39.9	35.8
Average Age (Male)	38.6	34.9	31.7
Average Age (Female)	45.9	45.2	40.2

HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	1.5 MILES
Total Households	864	3,260	6,378
# of Persons per HH	1.5	1.8	2.0
Average HH Income	\$27,803	\$33,571	\$36,977
Average House Value	\$74,768	\$80,038	\$90,372

* Demographic data derived from 2020 ACS - US Census

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