



1817 N BOULEVARD

1817 North Boulevard, Anderson, SC 29621

JOHN RUFF

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PROPERTY SUMMARY



PROPERTY DESCRIPTION

Available for sale +/- 1715 SF free-standing office building on +/- 0.22 acres located at 1817 N Boulevard. The building is two (2) stories & has a full unfinished basement. The floor plan includes five (5) private offices, two (2) bathrooms, a kitchenette & reception area. Located near the prominent intersection of N Main Street & N Boulevard & directly across from Ingles the property has great visibility. Traffic counts on N Main Street near this intersection exceed +/- 23K VPD & traffic counts on N Boulevard are over +/- 5K VPD. There is existing signage on the property & paved parking at the front & a gravel parking lot at the back of the property. This property is ideal for any office user looking to acquire a building in the heart of Anderson in proximity to both downtown & the main corridors. The property is in the City of Anderson & is zoned Limited Office. Asking price is \$299,999.00. The furniture & equipment pictured is not included in the asking price & will be removed prior to closing. Buyer or Buyer's Agent to verify any & all information. Please reach out to Listing Agent with any questions or to schedule a showing.

OFFERING SUMMARY

Sale Price:	\$299,999
Building Size:	1,715 SF

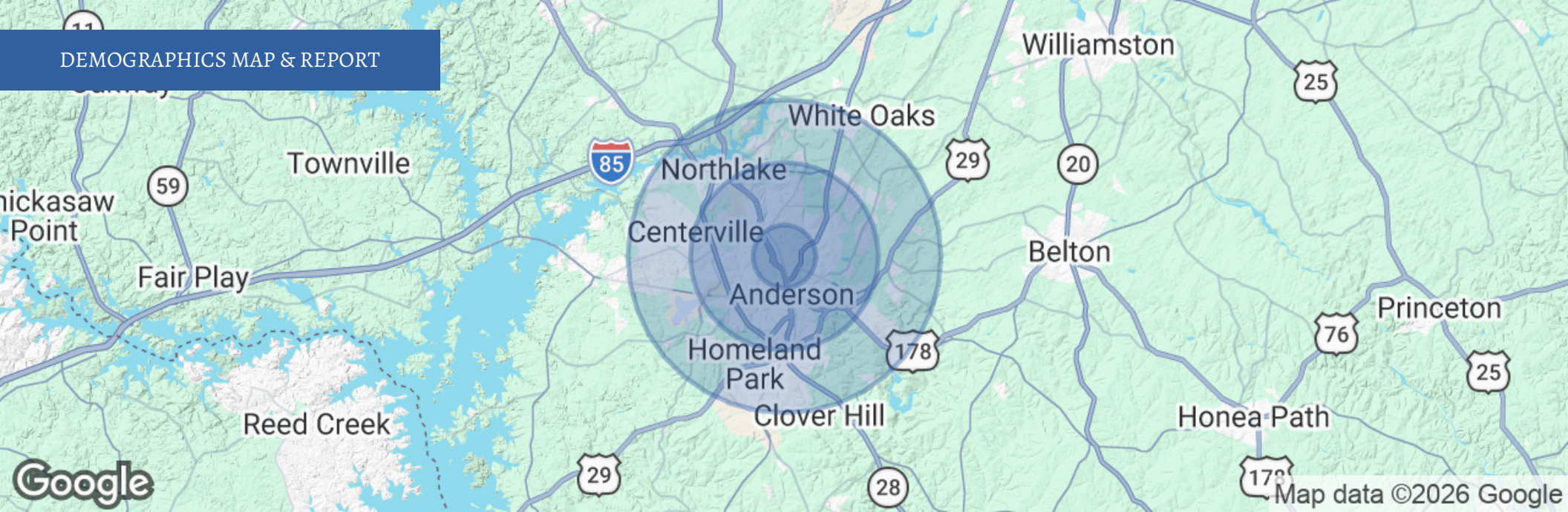
DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,575	16,929	28,803
Total Population	7,111	40,829	70,278
Average HH Income	\$69,961	\$67,348	\$76,353



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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	7,111	40,829	70,278
Average Age	33.9	36.9	39.1
Average Age (Male)	34.4	35.3	36.9
Average Age (Female)	34.0	38.5	41.1

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,575	16,929	28,803
# of Persons per HH	2.8	2.4	2.4
Average HH Income	\$69,961	\$67,348	\$76,353
Average House Value	\$195,935	\$203,193	\$210,436

2023 American Community Survey (ACS)



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