



131 EXTENDED LN - LEASE

131 Extended Lane, Anderson, SC 29625

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PROPERTY SUMMARY



PROPERTY DESCRIPTION

Available for Sale or Lease!

Sale - \$249,000

Lease - \$11/SF NNN

This newly constructed commercial flex building offers an excellent opportunity for a variety of users. The 2,100 SF building sits on ±0.58 acres and is unzoned, allowing for flexible use. The property features four (4) 10'x10' bay doors, a full bathroom, and a fully insulated interior, making it ideal for warehouse, light industrial, service, or flex users. Spacious on-site parking, exterior lighting, and a functional layout enhance usability and convenience. Located just off Pearman Dairy Road, directly across from Westside High School, the property benefits from high traffic counts and excellent visibility along a very busy corridor. Don't miss this opportunity to purchase or lease a brand-new flex building in a high-growth area with great accessibility! Reach out to Listing Agent with any questions or interest.

OFFERING SUMMARY

Lease Rate:	\$11.00 SF/yr (NNN)
Lot Size:	0.58 Acres
Building Size:	2,100 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	1,802	13,467	28,416
Total Population	4,215	31,985	69,514
Average HH Income	\$63,129	\$66,072	\$71,397



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ADDITIONAL PHOTOS



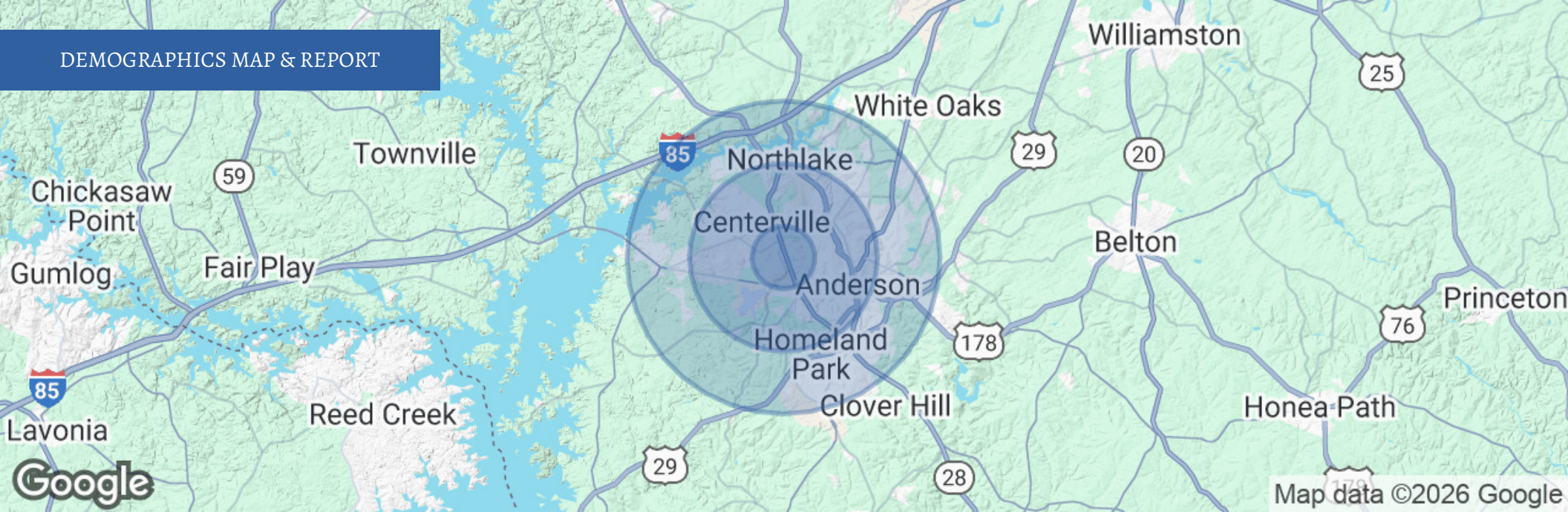
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Pearman Dairy Road



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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	4,215	31,985	69,514
Average Age	40	41	41
Average Age (Male)	37	39	40
Average Age (Female)	41	42	43

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,802	13,467	28,416
# of Persons per HH	2.3	2.4	2.4
Average HH Income	\$63,129	\$66,072	\$71,397
Average House Value	\$152,316	\$203,336	\$226,724

Demographics data derived from AlphaMap



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