



# EXCELLENT INVESTMENT OPPORTUNITY

935 U.S. 29, Anderson, SC 29621

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**SALE HIGHLIGHTS:**

- +/- 16,200 SF Available for Lease
- Lease Rate: \$5.50/SF NNN
- Excellent location at the corner of Highway 29 (Bus.) and Highway 28.
- Building has been upfitted, HVAC, curb cuts, loading docks, new roof, newlights and new carpet.
- 14' dop ceiling
- +/- 36,200 SF Available for Sale
- Sale Price: \$2,150,000.00
- Excellent location at the corner of Highway 29 (Bus.) and Highway 28.
- Building has been upfitted, HVAC, curb cuts, loading docks, new roof, new lights and new carpet.
- Tenant in place (20,000 SF)

**OFFERING SUMMARY**

Sale Price:	\$2,150,000
Lease Rate:	\$5.50 SF/yr (NNN)
Building Size:	36,200 SF
Available Lease Space:	+/-16,200 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	1,140	10,847	24,661
Total Population	2,971	27,940	62,416
Average HH Income	\$59,146	\$69,922	\$73,123



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ADDITIONAL PHOTOS



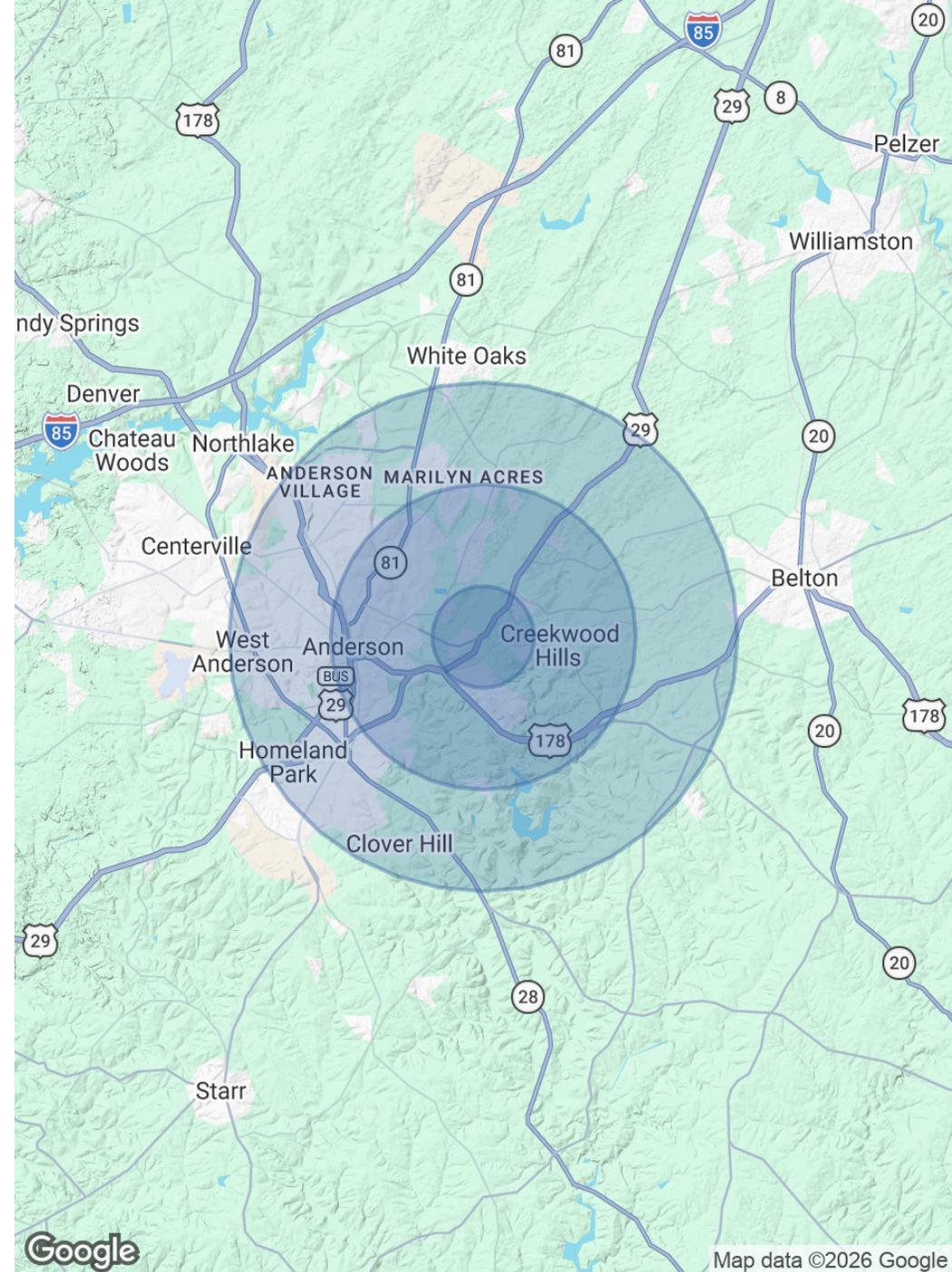
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## DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	2,971	27,940	62,416
Average Age	38	40	41
Average Age (Male)	37	39	39
Average Age (Female)	39	41	42

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,140	10,847	24,661
# of Persons per HH	2.6	2.6	2.5
Average HH Income	\$59,146	\$69,922	\$73,123
Average House Value	\$180,977	\$213,574	\$222,113

*Demographics data derived from AlphaMap*



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