



Property Description

919 Anderson Drive is conveniently located less than 2 miles from Highway 123 and downtown Liberty. Both downtown Easley and Clemson are within an easy 15-minute drive. This allows for quick and convenient access to these nearby towns, offering potential tenants a wider customer base or networking opportunities.

The property features a 2,100 square foot retail suite, providing ample space for flexibility and customization to suit the needs of different businesses.

There is also 1,470 square feet of flex warehouse space, which can be utilized for storage, distribution, or other purposes. This versatility makes it a suitable choice for businesses in need of warehouse or flexible workspace.

Offering Summary

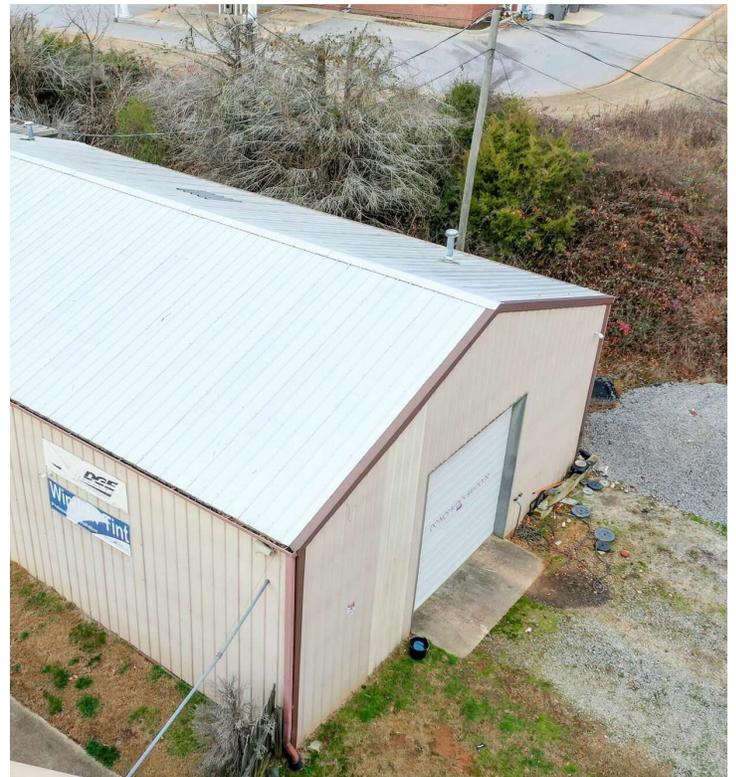
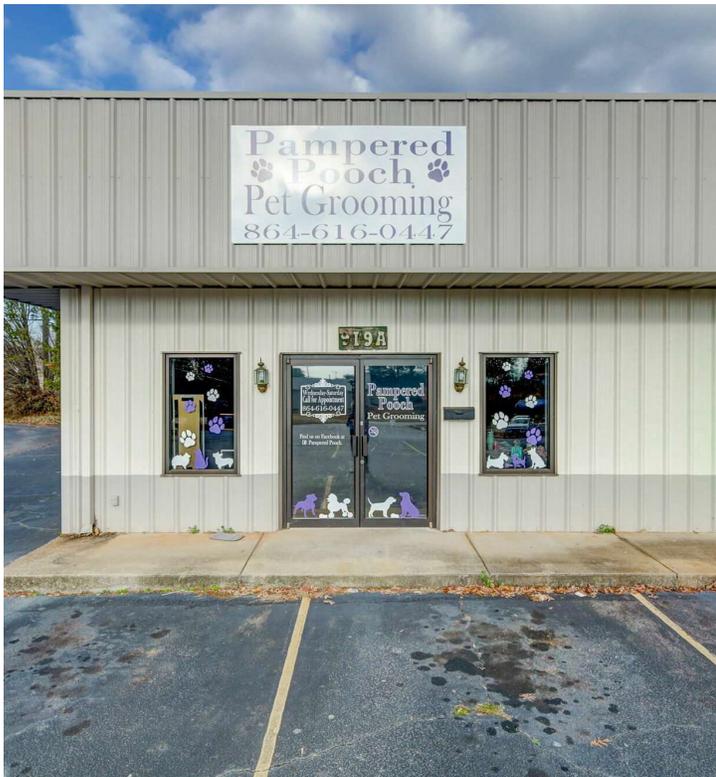
Lease Rate:	\$10.00 - 12.00 SF/yr (NNN)
Number of Units:	3
Available SF:	1,470 - 2,100 SF
Lot Size:	21,812 SF
Building Size:	5,670 SF

Demographics	1 Mile	3 Miles	5 Miles
Total Households	595	4,288	11,407
Total Population	1,364	10,688	27,719
Average HH Income	\$82,872	\$70,454	\$64,189

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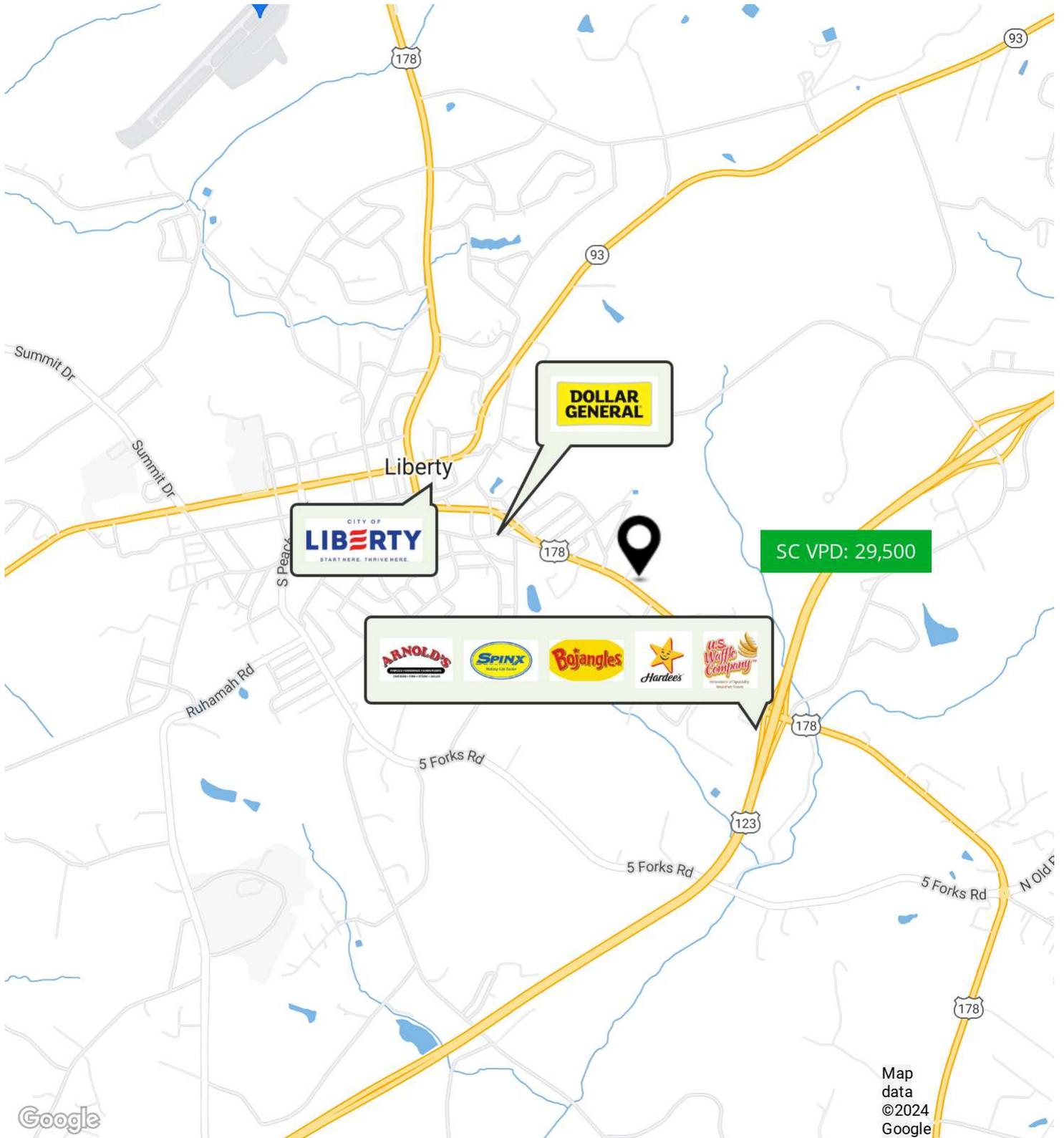
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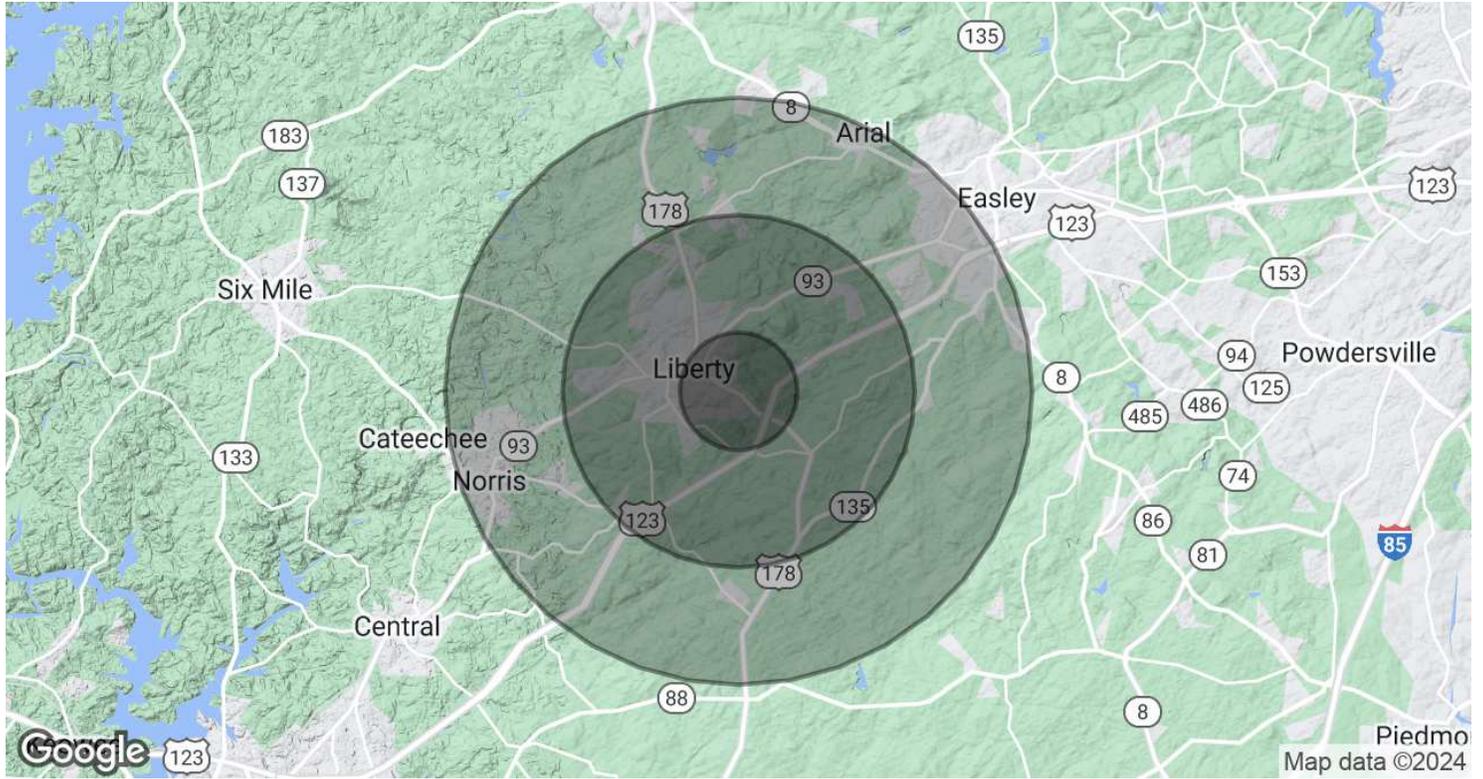
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Population

	1 Mile	3 Miles	5 Miles
Total Population	1,364	10,688	27,719
Average Age	34.8	37.0	39.9
Average Age (Male)	33.5	34.9	37.5
Average Age (Female)	37.4	38.6	41.7

Households & Income

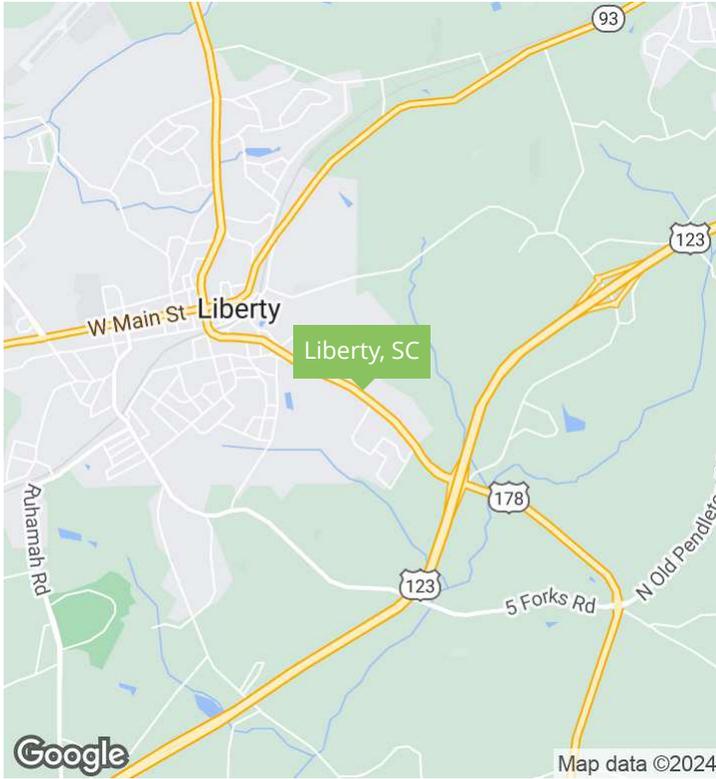
	1 Mile	3 Miles	5 Miles
Total Households	595	4,288	11,407
# of Persons per HH	2.3	2.5	2.4
Average HH Income	\$82,872	\$70,454	\$64,189
Average House Value	\$133,403	\$139,403	\$143,077

* Demographic data derived from 2020 ACS - US Census

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Location Description

919 Anderson Drive is located less than 2 mile from Highway 123. It is located in Liberty, SC and is in a great location to attract commuters to and from Easley/Clemson but also attract local residents of the Liberty community.

Location Details

County	Pickens
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SC #84713

Professional Background

James Jayroe graduated from Sewanee: The University of the South in 2009 and currently resides in the Western Upstate of South Carolina. He has been working in Real Estate since 2013 and strives to create long lasting value for clients, partners, and associates in a variety of assets, with an emphasis on retail, land and multifamily. When not at work James enjoys being outside, hunting, reading, and spending time with his family.

Education

Sewanee: The University of the South ; BA 2009

Memberships

ICSC

The Burgess Company
37 Villa Road Suite 200
Greenville, SC 29615
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Professional Background

Trent Johnson graduated from Furman University in 2015, where he was a 4-year member of the soccer team, majored in Business Administration, and most importantly met his wife. His family has called Greenville home since graduation and continues to plant their roots in the Upstate.

After 8+ years in B2B sales, Trent found a perfect blend for his interest in Greater Greenville Development and passion for building local relationships and joined the team at The Burgess Company. His family enjoys staying involved at their church, getting outside, and traveling. Trent is a South Carolina licensed real estate salesman and is specialized in commercial properties in and around the Greater Greenville area.

Education

Furman University - 2011-2015

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