



109 & 111 E MAULDIN ST.

109 East Mauldin Street, Anderson, SC 29621

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PROPERTY SUMMARY



PROPERTY DESCRIPTION

Welcome to 109 and 111 East Mauldin St, Anderson, SC 29621. Located in the vibrant city of Anderson, South Carolina, this exceptional property boasts a prime location for your business endeavors. The +/-1,361 square feet of office space provides flexibility for various business needs. Whether you require open workspaces, private offices, meeting rooms, or a combination of these, this property can accommodate your vision.

OFFERING SUMMARY

Sale Price:	\$209,999
Building Size:	1,361 SF

DEMOGRAPHICS	0.5 MILES	1 MILE	1.5 MILES
Total Households	767	3,098	7,110
Total Population	1,823	7,168	15,236
Average HH Income	\$69,848	\$59,733	\$52,603



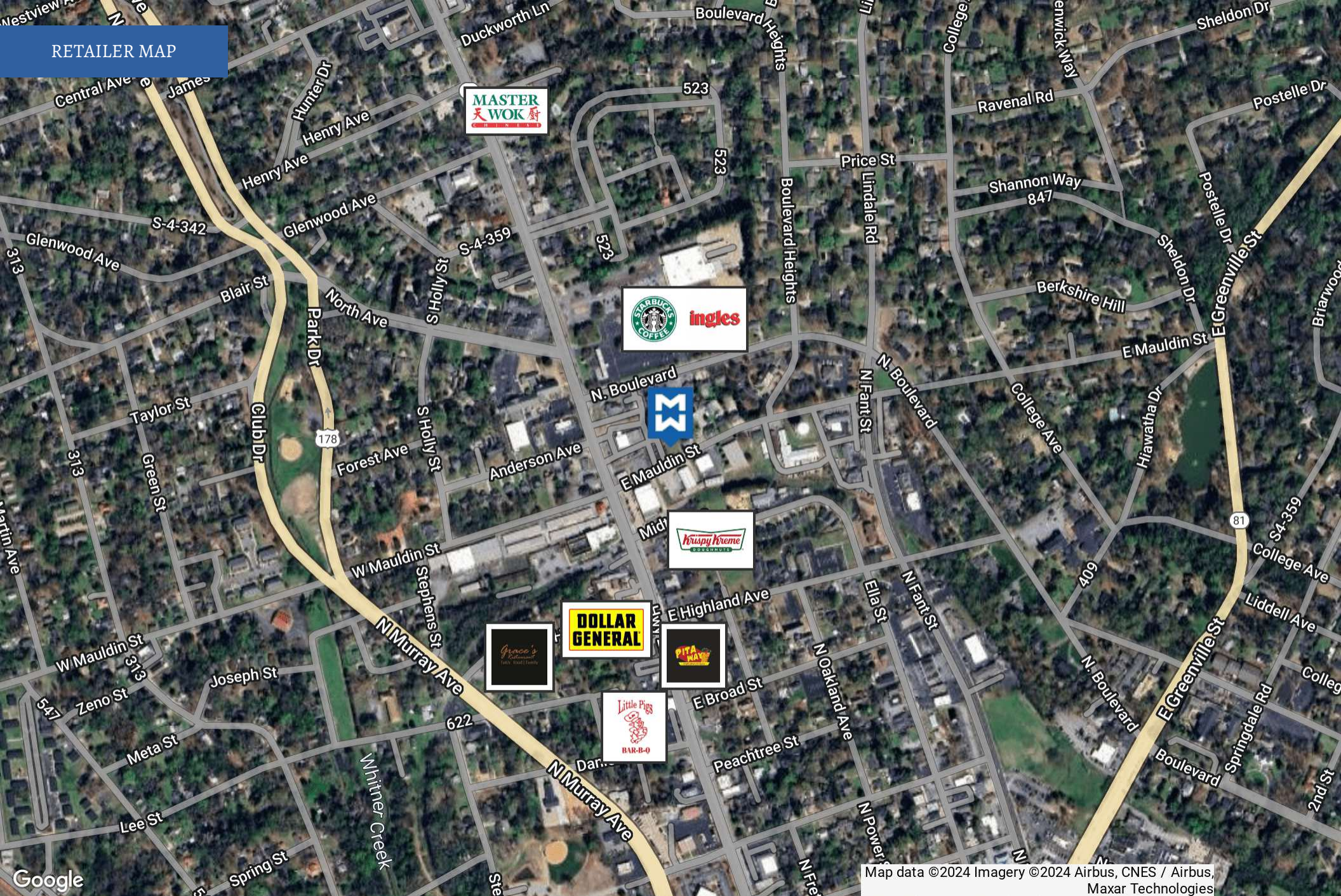
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ADDITIONAL PHOTOS



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RETAILER MAP

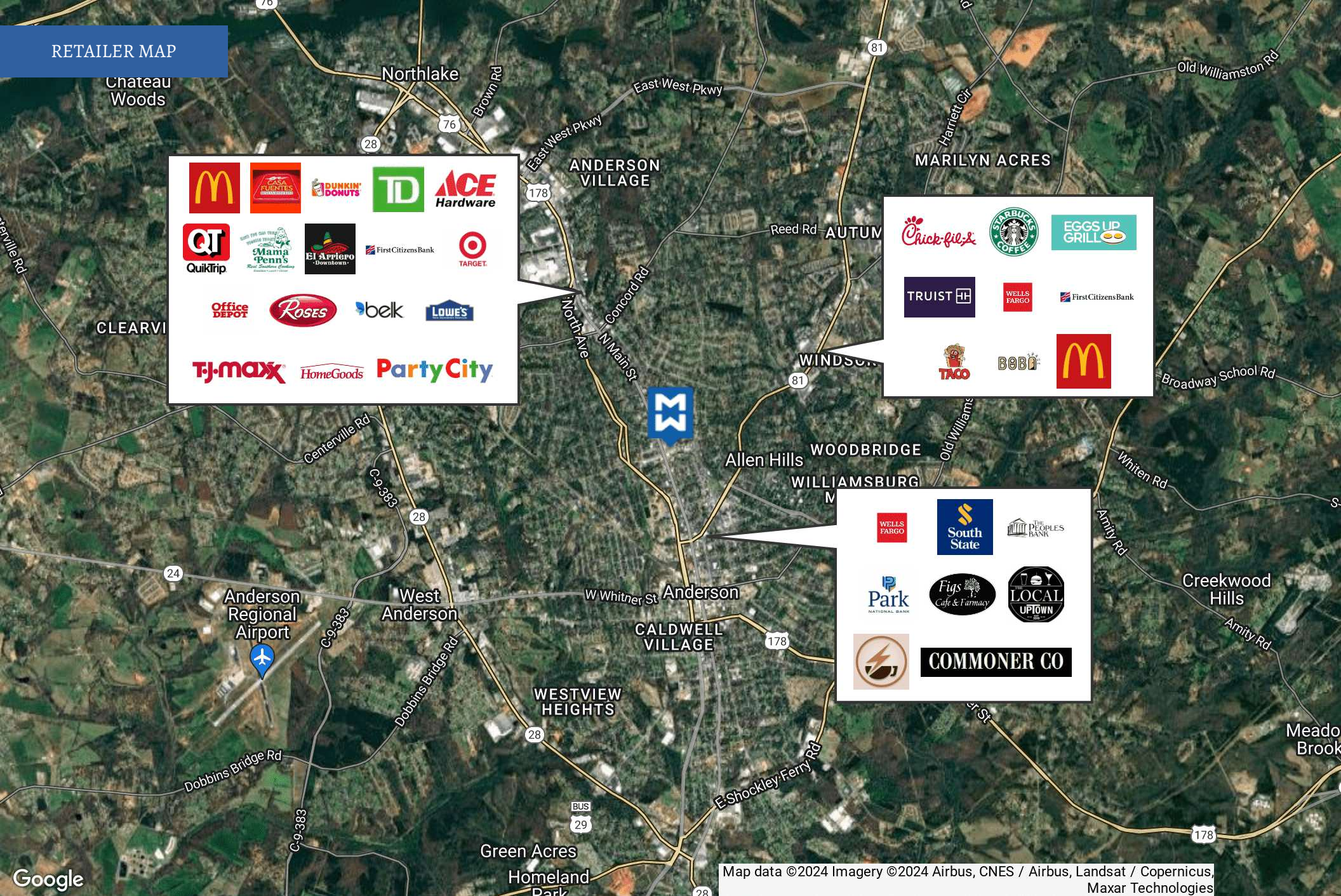


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RETAILER MAP



Callout box 1 (top left) lists the following retailers:

- McDonald's
- CASA PUENTES
- DUNKIN' DONUTS
- TD
- ACE Hardware
- QT QuikTrip
- Mama Penn's
- El Arriero
- First Citizens Bank
- TARGET
- Office DEPOT
- Roses
- belk
- LOWE'S
- TJ-maxx
- HomeGoods
- PartyCity

Callout box 2 (top right) lists the following retailers:

- Chick-fil-A
- STARBUCKS COFFEE
- EGGS UP GRILL
- TRUIST
- WELLS FARGO
- First Citizens Bank
- TACO
- BOBBI
- McDonald's

Callout box 3 (bottom right) lists the following retailers:

- WELLS FARGO
- South State
- THE PEOPLES BANK
- Park NATIONAL BANK
- Figs Cafe & Farmacy
- LOCAL UPTOWN
- COMMONER CO

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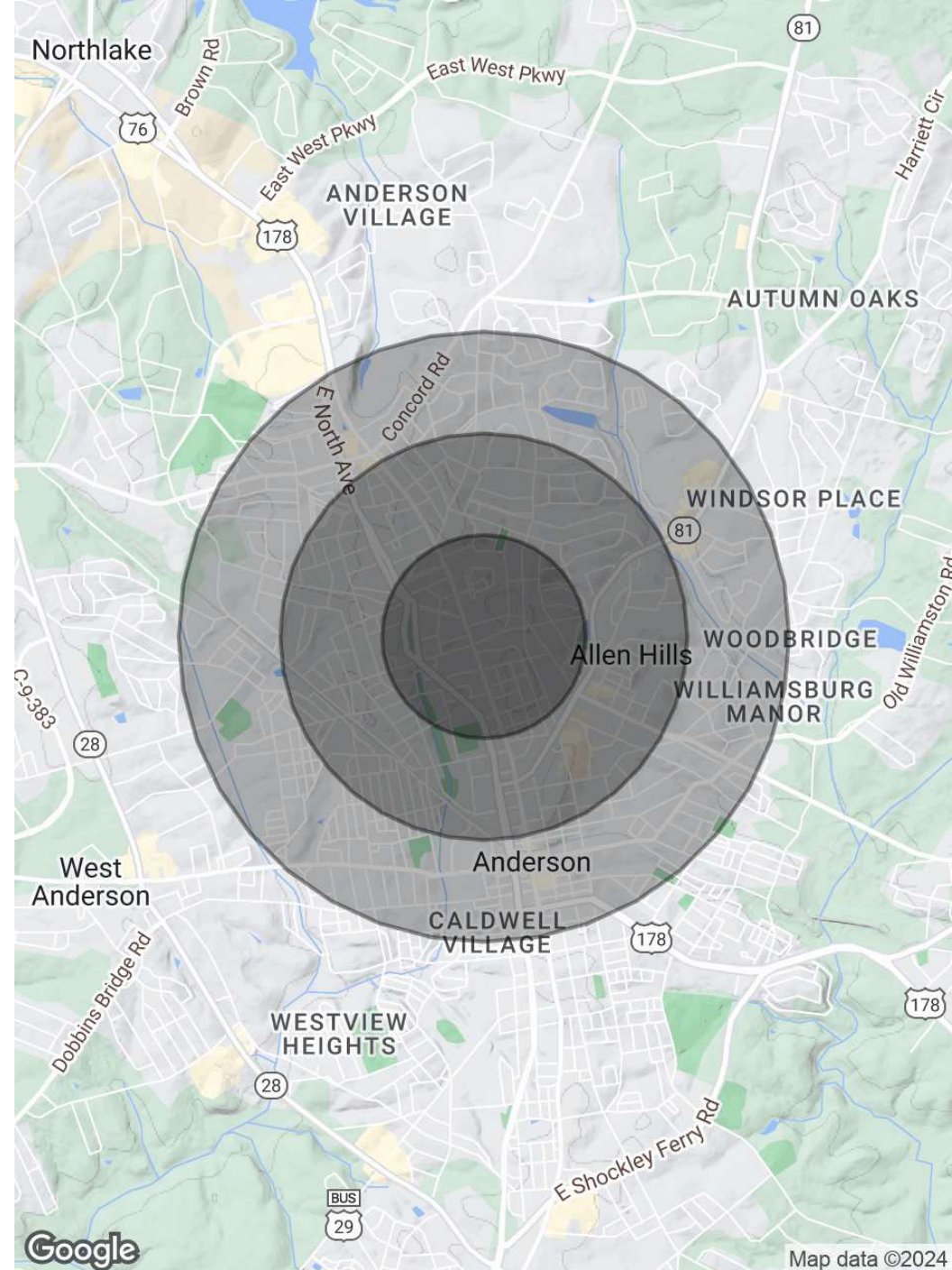
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DEMOGRAPHICS MAP & REPORT

POPULATION	0.5 MILES	1 MILE	1.5 MILES
Total Population	1,823	7,168	15,236
Average Age	32.6	34.5	36.3
Average Age (Male)	28.5	31.0	33.9
Average Age (Female)	38.7	40.0	40.8

HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	1.5 MILES
Total Households	767	3,098	7,110
# of Persons per HH	2.4	2.3	2.1
Average HH Income	\$69,848	\$59,733	\$52,603
Average House Value	\$126,725	\$127,865	\$129,591

2020 American Community Survey (ACS)



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