



107 E ORR ST.

107 East Orr Street, Anderson, SC 29621

JACKSON WILLIAMSON

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McCOY WRIGHT
COMMERCIAL REAL ESTATE

PROPERTY SUMMARY



PROPERTY DESCRIPTION

Investment Opportunity in the Heart of Downtown Anderson – 107 E Orr St.
Available for Sale (\$930,000.00)

Don't miss this exceptional opportunity to own a prime Investment Property in the center of the rapidly growing downtown Anderson. This 7,584 SF building is fully leased by two established and thriving tenants, making it an ideal long-term investment for any Investor.

The property is Anchored by The Junkyard, a popular HIIT studio with three successful locations across the Upstate. They occupy 5,056 SF and continue to show strong performance. The Second Tenant, ABC Banners and Signs, is a well-established business occupying the remaining 2,528 SF.

Both tenants are secured by long-term leases, providing consistent income and peace of mind. Positioned in a high-visibility location within a walkable, vibrant downtown district, this property is perfectly situated to benefit from Anderson's ongoing growth and revitalization.

Come be a part of downtown Anderson's Exciting Future with this Turn-Key Investment property at 107 E Orr Street. Contact Listing Broker for Details.

The Junkyard Lease:

May 1, 2025 - April 30, 2030 (5-Year Option)

Annual Rent: \$50,160.00

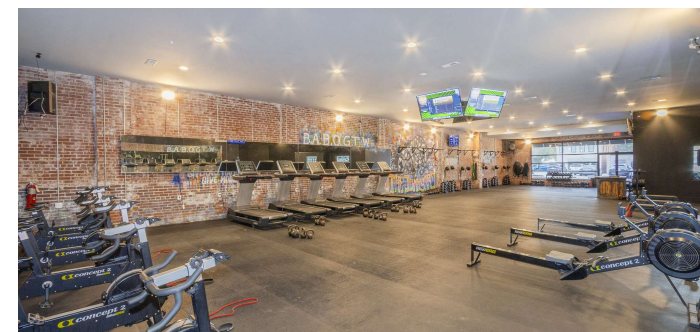
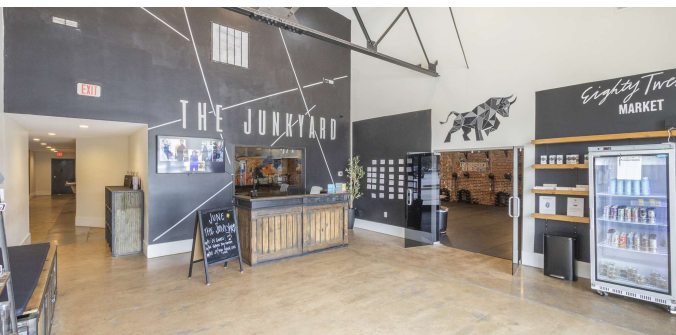
OFFERING SUMMARY

Sale Price:	\$930,000
Building Size:	7,584 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,954	16,920	28,286
Total Population	7,775	41,885	70,004
Average HH Income	\$49,895	\$63,562	\$70,648



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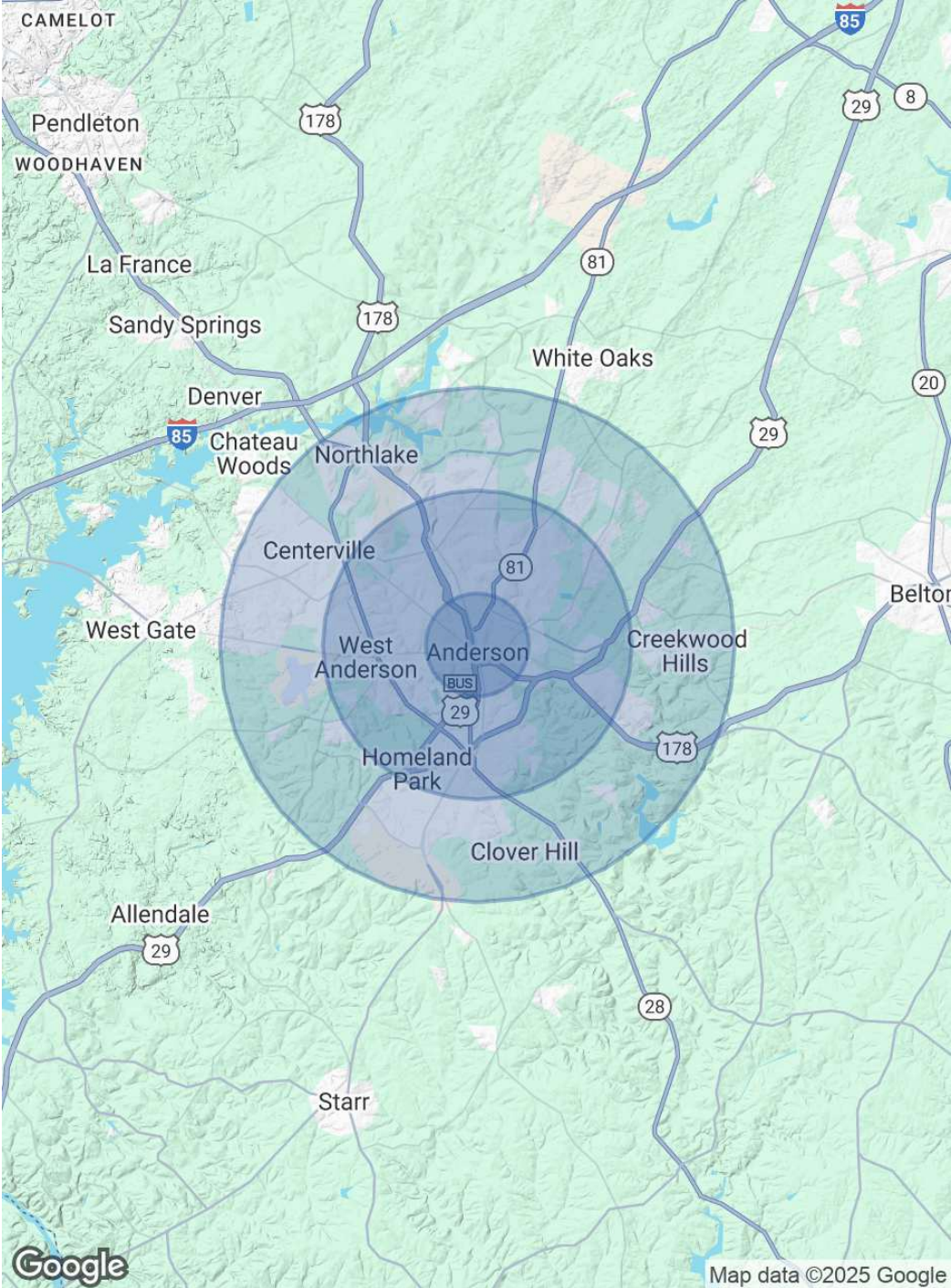
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DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	7,775	41,885	70,004
Average Age	39	40	41
Average Age (Male)	38	38	39
Average Age (Female)	39	42	42

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,954	16,920	28,286
# of Persons per HH	2.6	2.5	2.5
Average HH Income	\$49,895	\$63,562	\$70,648
Average House Value	\$167,559	\$196,330	\$217,261

Demographics data derived from AlphaMap



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