

OFFICE FOR LEASE

100 PERPETUAL SQUARE

Anderson, SC 29621



PROPERTY DESCRIPTION

Perpetual Square is a popular medical and services corridor just off Highway 81. Don't miss this exceptional property and the opportunity to be in the heart of a thriving growth area. Boasting 10 treatment/exam rooms, imaging, private offices, spacious waiting area, nurses station and a well-equipped front desk with workspace, this space is ideally suited for medical or office use. The employee area ensures comfort and functionality while the street-side monument signage provides excellent visibility. This strategic location offers easy access to Highway 81, proximity to Downtown Anderson and I-85, and presents an unparalleled opportunity for your business, combining convenience, modern amenities, and great visibility to meet your professional needs.

PROPERTY HIGHLIGHTS

- 10 Treatment / Exam Rooms
- Private offices
- Waiting Area
- Nurses Station
- Impressive Reception area and workspace
- Private employee Area
- 43 Parking Spaces
- Two entrances including Patient Drop-off
- Proximity to Downtown Anderson and I-85

OFFERING SUMMARY

Lot Size:	1.15 Acres
Building Size:	5,200 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	989	10,153	23,139
Total Population	2,501	26,863	58,955
Average HH Income	\$75,821	\$70,450	\$56,126

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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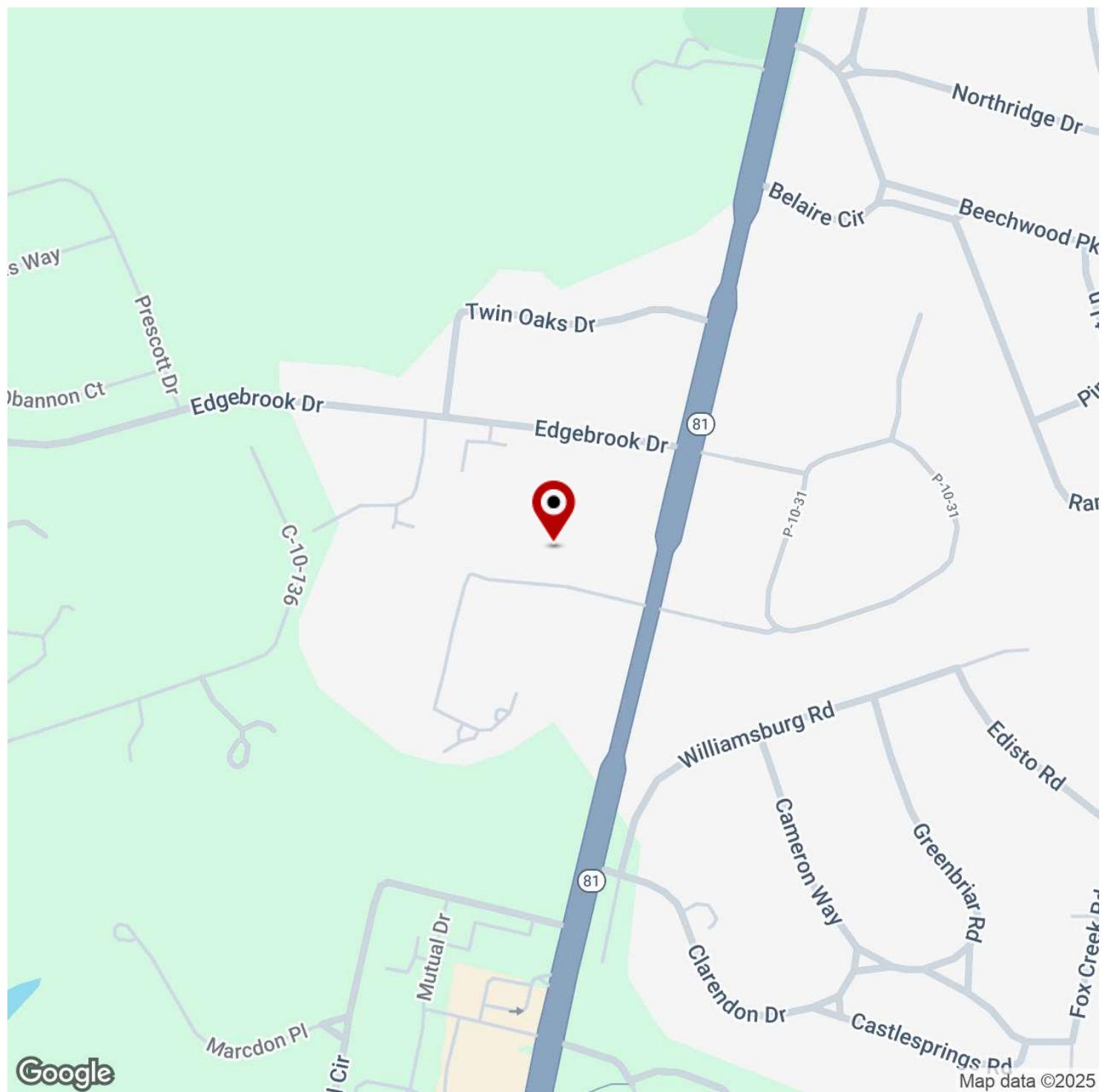
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Each Office Independently Owned and Operated kwcommercialupstate.com

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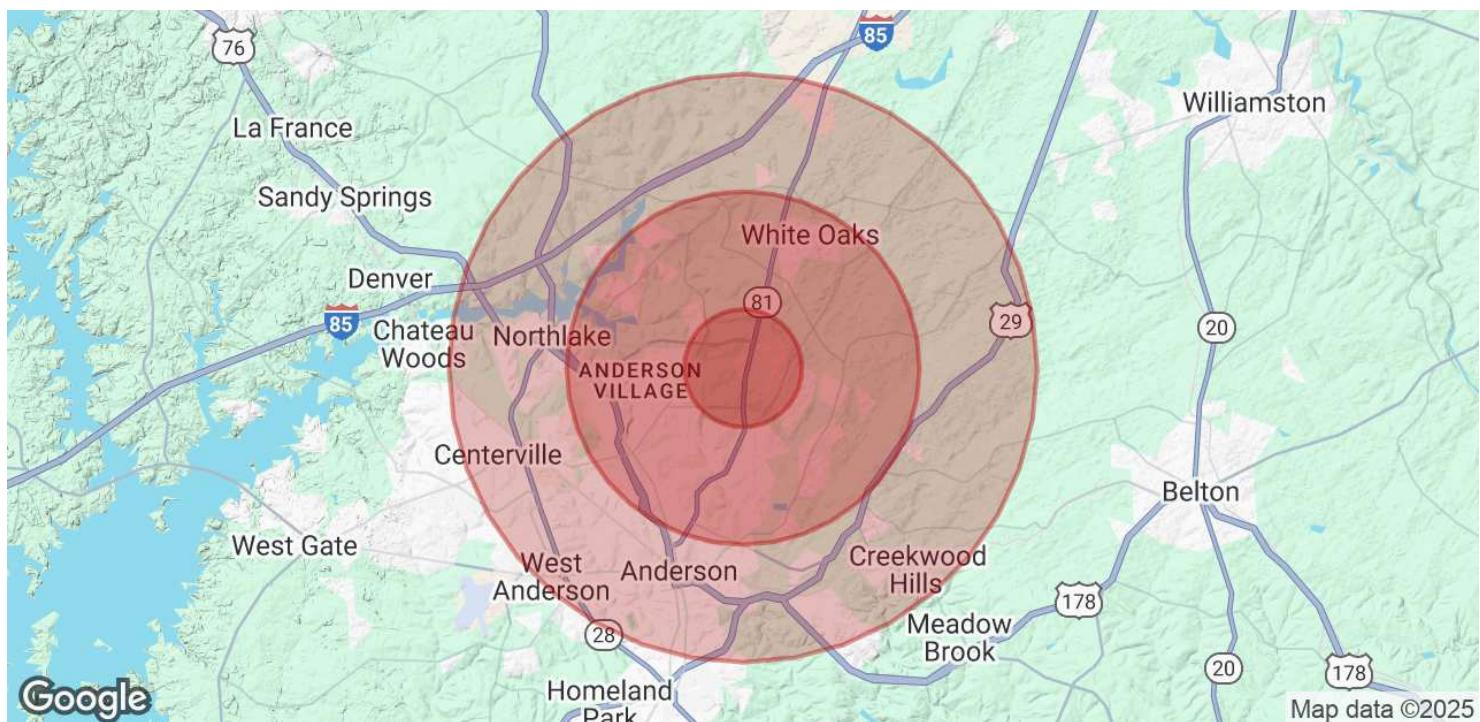
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	2,501	26,863	58,955
Average Age	40.7	37.0	37.2
Average Age (Male)	37.7	34.7	35.0
Average Age (Female)	43.5	39.7	39.0

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	989	10,153	23,139
# of Persons per HH	2.5	2.6	2.5
Average HH Income	\$75,821	\$70,450	\$56,126
Average House Value	\$229,035	\$214,271	\$202,037

2020 American Community Survey (ACS)

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