



2415 HWY 81N

2415 South Carolina 81, Anderson, SC 29621

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PROPERTY DESCRIPTION

McCoy Wright is pleased to present the opportunity to lease $\pm 60,000-140,000$ of class A Industrial Space in Anderson, SC. 2148 Hwy 81 is conveniently located ± 4.7 miles from I-85 off Exit 27 and is positioned halfway between Charlotte (± 124 miles) and Atlanta (± 112 miles). Property has ample ingress and egress for trucks and the ability to expand for additional truck parking or laydown yard. Please reach out to the listing brokers for additional information on the property.

LOCATION DESCRIPTION

2145 Hwy 81 N is position in Anderson County along Hwy 81, capturing a population of $\pm 60k$ people within 5 miles – with this expected to increase 8% by 2025. Within 5 miles, there are roughly 25k rooftops with the average age being 39.5. Given the location, there are also opportunities for users to utilize both local and county incentives.

PROPERTY HIGHLIGHTS

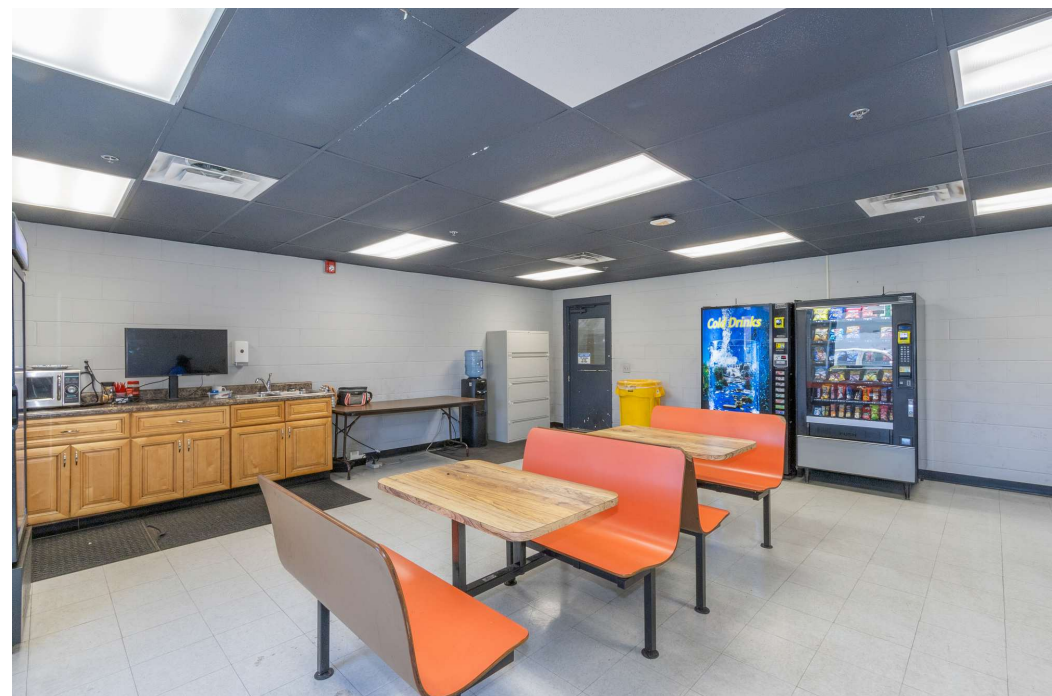
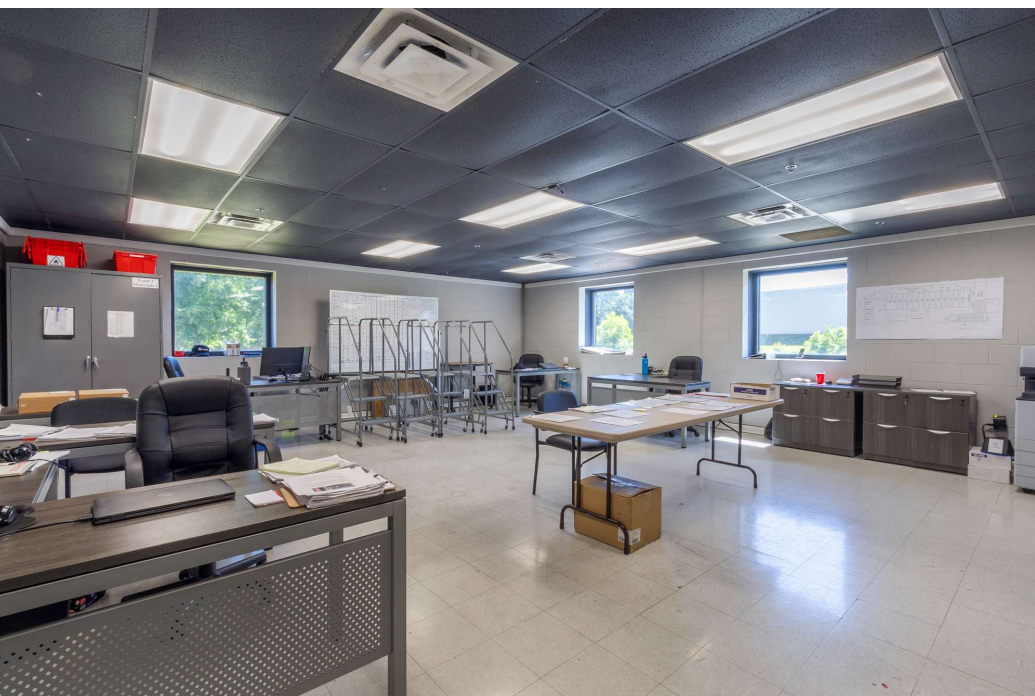
- $\pm 60,000-140,000$ SF
- Asking Rate - \$5.55 + NNN(\$.96) PSF
- Roughly 2500 sf of office/cantina/restrooms
- Fully secured site- fully fenced with key card access
- Fully Sprinkled - ESFR System
- Power - 480v - 1200 amps
- New LED lights
- Ceiling Height - 48' clear and 54' at center
- 55' column spacing
- 8 loading docks – 12' x 14'
- 2 drive in doors 14' x 14'
- Ample parking for trucks and cars
- ± 4.7 miles from I-85 at exit 27
- Positioned halfway between Charlotte($\pm 124m$) and Atlanta($\pm 112m$)



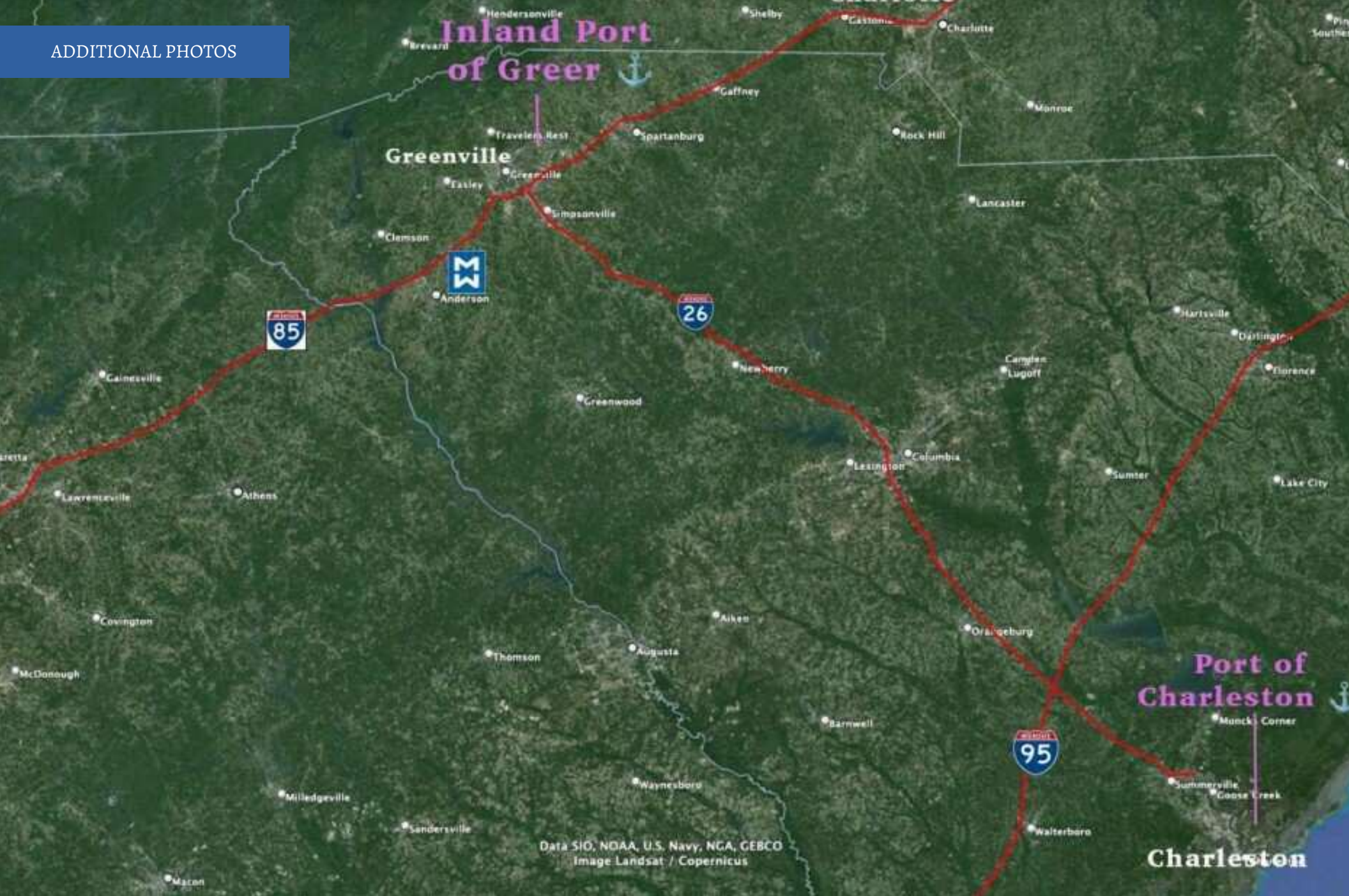
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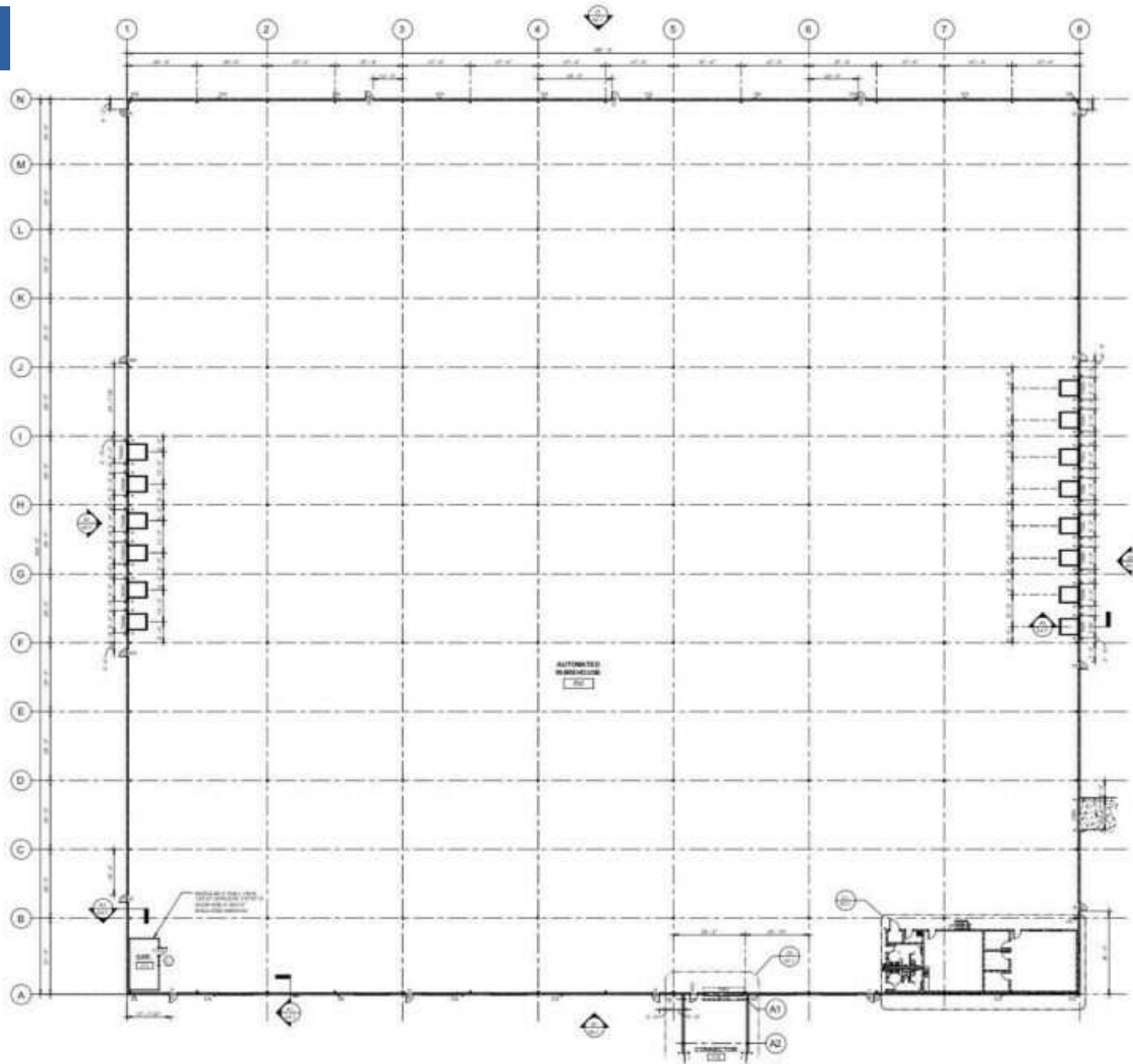
INTERIOR PHOTOS



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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	2,747	28,218	57,388
Average Age	43	43	41
Average Age (Male)	41	41	40
Average Age (Female)	44	44	42

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,041	11,165	22,838
# of Persons per HH	2.6	2.5	2.5
Average HH Income	\$117,202	\$104,458	\$86,460
Average House Value	\$341,514	\$335,826	\$288,991

Demographics data derived from AlphaMap



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