



# 3221 MLK JR. BLVD

3221 Martin Luther King Junior Boulevard, Anderson, SC 29625

**JOHN WRIGHT JR., CCIM**

President

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## PROPERTY SUMMARY



## VIDEO

### PROPERTY HIGHLIGHTS

- Brand new 10-year lease term with corporate tenant.
- Located just off Clemson Blvd., Anderson's busiest retail corridor. Clemson Blvd. traffic count is 34,000 VPD. Martin Luther King Jr. Blvd traffic count is 14,400 VPD.
- Outparcel to fully leased shopping center in a high growth area, across the street from the Anderson Mall.
- Minimal landlord responsibilities.
- Rent increases every 5 years.
- Growth market along I-85 corrido in Upstate South Carolina.

## OFFERING SUMMARY

Sale Price:	\$2,345,123
Cap Rate:	6.65%
NOI:	\$155,952
Building Size:	9,747 SF
Lot Size:	0.72 ac

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,214	15,870	28,434
Total Population	4,879	38,502	70,008
Average HH Income	\$77,681	\$79,573	\$79,322



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ADDITIONAL PHOTOS



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CLEMSON BLVD



34,000 VPD



Map data ©2024 Imagery ©2024 Airbus, CNES / Airbus, Maxar Technologies

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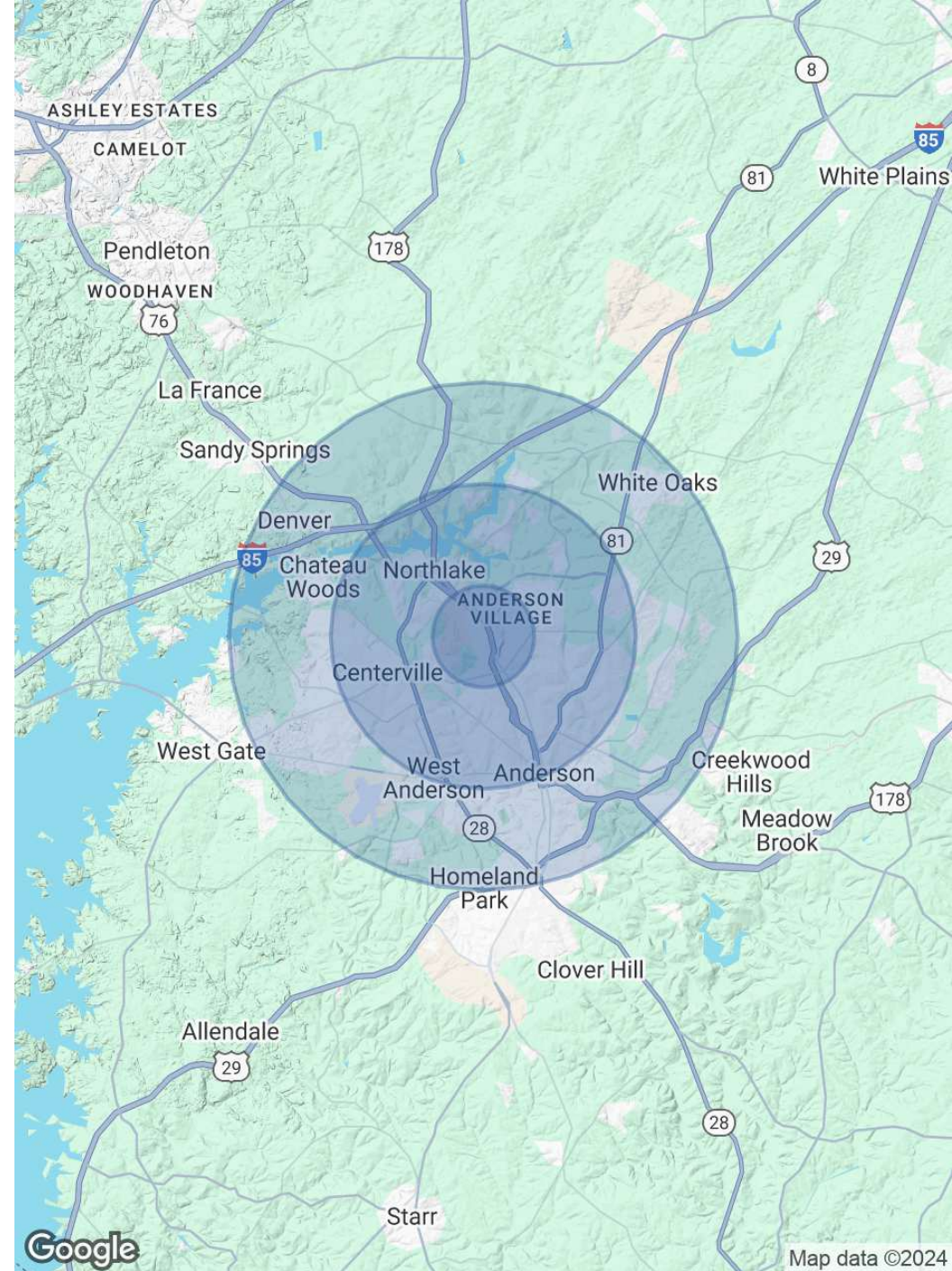
Information herein is deemed reliable but not warranted. Buyers, Tenants or any Interested Parties must independently verify any and all information regarding the subject property(s).

## DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	4,879	38,502	70,008
Average Age	40	41	42
Average Age (Male)	39	40	40
Average Age (Female)	41	43	43

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,214	15,870	28,434
# of Persons per HH	2.2	2.4	2.5
Average HH Income	\$77,681	\$79,573	\$79,322
Average House Value	\$315,595	\$261,347	\$249,867

*Demographics data derived from AlphaMap*



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