

CAR WRECK?
WORK INJURY?
George Sink
864.
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2012 W WHITNER ST.

2012 West Whitner Street, Anderson, SC 29624

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McCOY WRIGHT
COMMERCIAL REAL ESTATE

PROPERTY SUMMARY



PROPERTY DESCRIPTION

Available for Sale (\$215,000.00)

Located in the heart of West Whitner Street, this unique commercial property sits on approximately 0.31 acres and offers an exceptional opportunity for business owners, investors, or entrepreneurs seeking versatile industrial flex space. The property features an 800 SF office area, ideal for operating a small business or administrative headquarters, with ample room for day-to-day operations.

Adjacent to the office are seven industrial flex bays, each offering approximately 442 SF of space and equipped with its own 7-foot roll-up door, providing convenient access and functionality for storage, workshop use, light industrial operations, or contractor space.

With plenty of on-site parking and a flexible layout, this property is well-suited for a variety of commercial uses. Whether you are expanding your business, looking for income-producing potential, or seeking a centrally located flex-space opportunity, 2012 W Whitner St delivers both functionality and value. Contact Listing Broker for Details!

OFFERING SUMMARY

Sale Price:	\$215,000
Building Size:	3,894 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	1,934	14,490	27,832
Total Population	4,552	35,443	67,348
Average HH Income	\$41,775	\$61,736	\$71,707



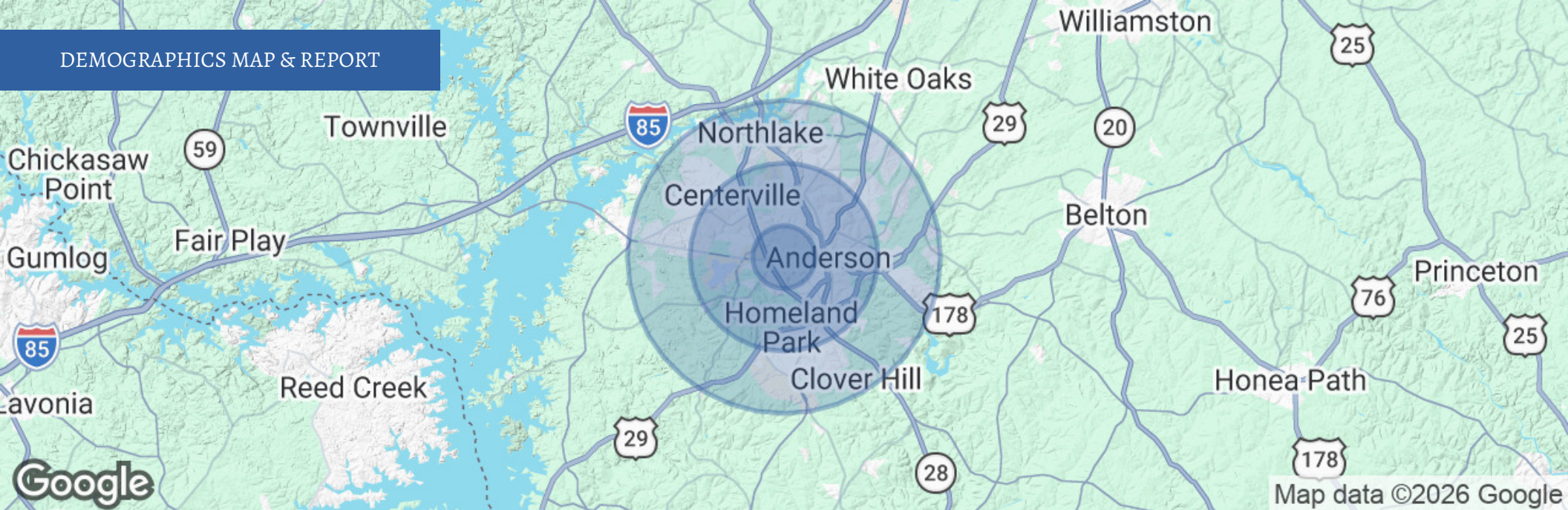
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ADDITIONAL PHOTOS



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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	4,552	35,443	67,348
Average Age	35.4	36.5	38.9
Average Age (Male)	28.7	33.3	36.7
Average Age (Female)	42.5	39.4	40.9

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,934	14,490	27,832
# of Persons per HH	2.4	2.4	2.4
Average HH Income	\$41,775	\$61,736	\$71,707
Average House Value	\$105,927	\$167,692	\$194,222

2023 American Community Survey (ACS)



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