



1657 E GREENVILLE ST.

1657 East Greenville Street, Anderson, SC 29621

JOHN WRIGHT JR., CCIM

President

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PROPERTY HIGHLIGHTS

- 4,300 SF Medical Office on 0.91 AC!
- Signalized Intersection!
- Traffic Count=30,800 VPD!
- 175' of frontage on E. Greenville Street!
- Zoned NC Neighborhood Commercial (City of Anderson)
- Ideal for office or retail!

OFFERING SUMMARY

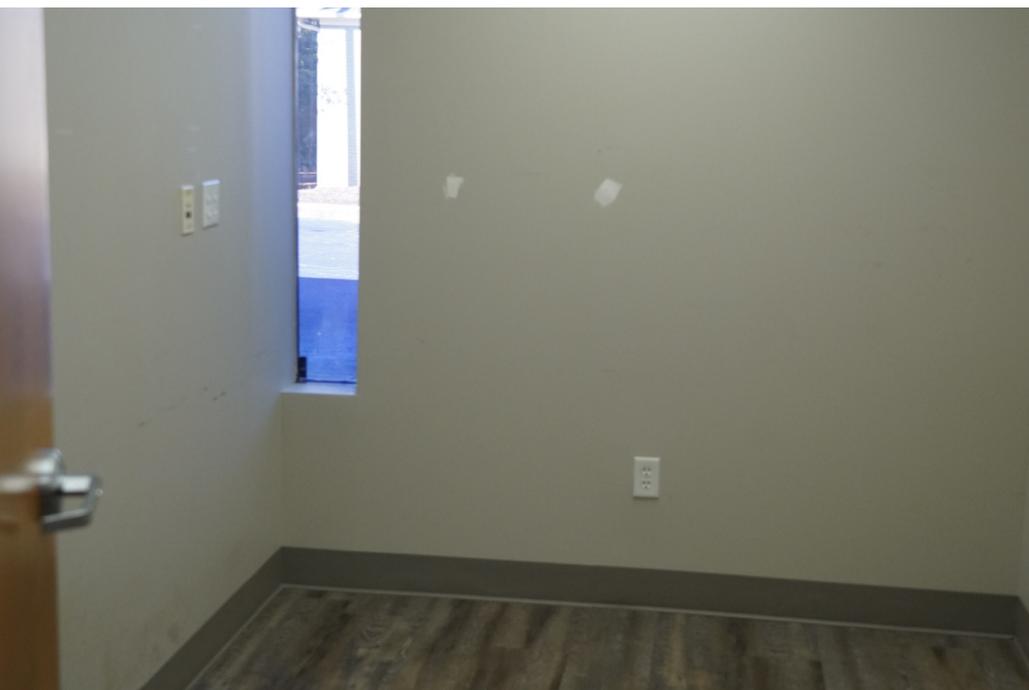
Sale Price:	\$1,290,000
Lease Rate:	\$7,000/ Month (NNN)
Building Size:	4,300 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,708	15,514	27,870
Total Population	6,453	38,896	69,335
Average HH Income	\$87,126	\$80,375	\$78,221



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ADDITIONAL PHOTOS



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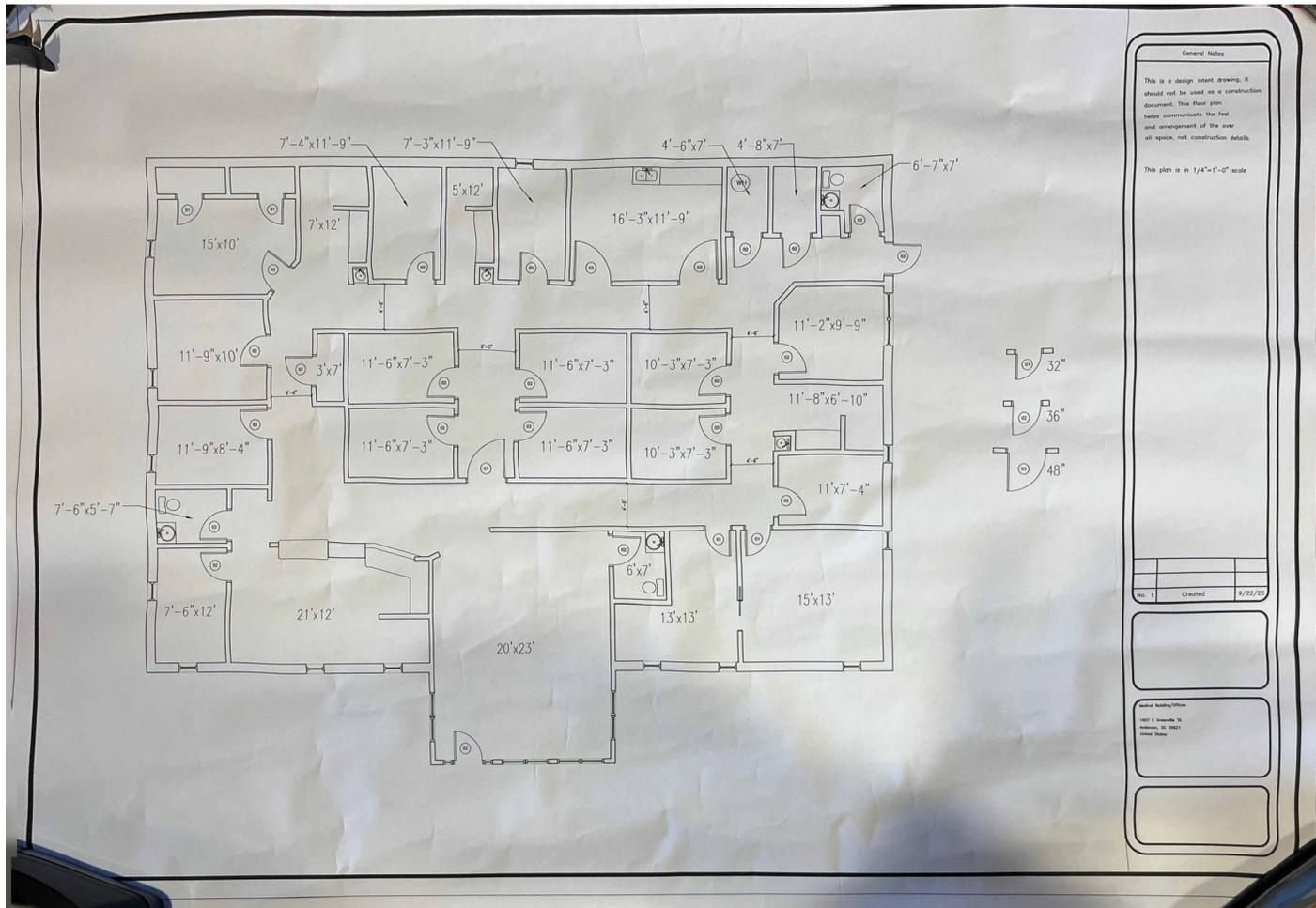
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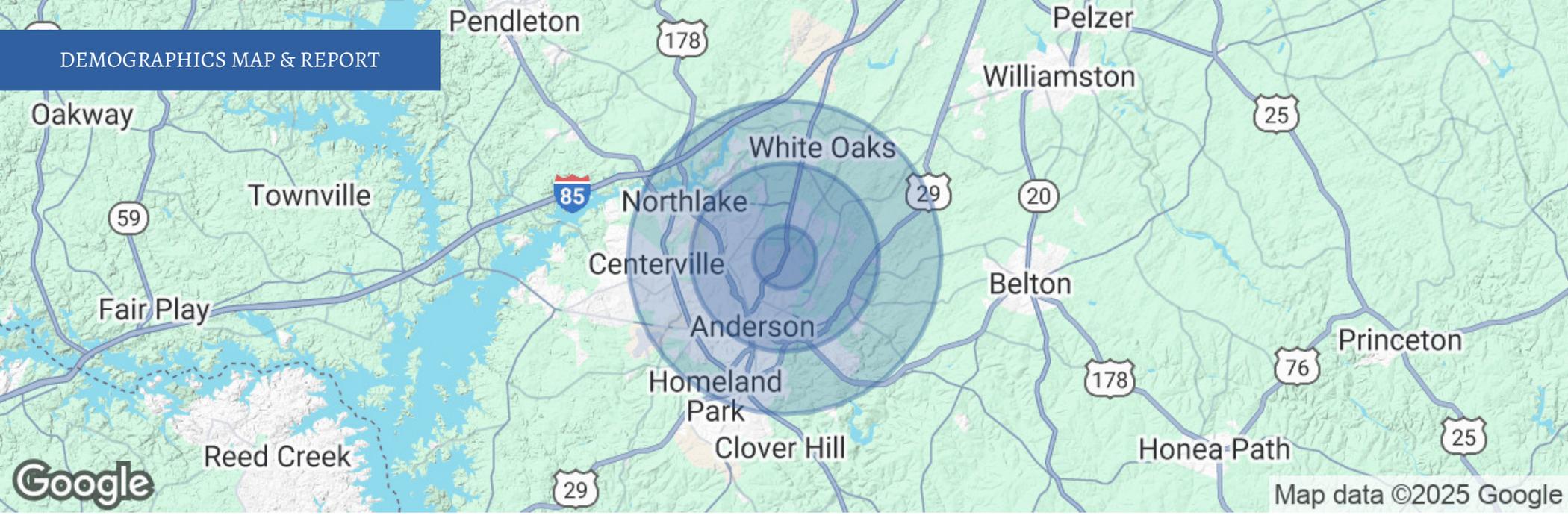
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,453	38,896	69,335
Average Age	43	41	41
Average Age (Male)	41	39	40
Average Age (Female)	46	42	43

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,708	15,514	27,870
# of Persons per HH	2.4	2.5	2.5
Average HH Income	\$87,126	\$80,375	\$78,221
Average House Value	\$286,496	\$255,498	\$247,811

Demographics data derived from AlphaMap



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