



# 4920 BELTON HWY

4920 Belton Highway, Anderson, SC 29621

JACKSON WILLIAMSON

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## PROPERTY DESCRIPTION

Available for Sale (\$1,197,000.00) Welcome to 4920 Belton Highway, a turn-key Industrial Opportunity located in the heart of one of the area's most thriving business corridors. This property offers a total of +/-20,000 square feet spread across two functional floors, making it ideal for a variety of industrial, manufacturing, or storage uses.

The main floor encompasses approximately 11,020 square feet, featuring around 1,250 square feet of finished office space conveniently positioned in the rear of the building. The remainder of the space offers flexible open floor space, perfect for production, warehousing, or light industrial operations. A 8.5-foot roll-up door on this level enhances accessibility and workflow efficiency.

The lower level provides an additional 8,980 square feet, complete with a 10.5-foot roll-up door, offering even greater versatility for equipment storage, distribution, or expansion of operations.

Situated on 4.7 acres, this property also provides ample outdoor space for parking, storage, or future development — a rare find that adds significant appeal and long-term potential.

Whether you're an owner-occupant or investor looking for an adaptable industrial asset, 4920 Belton Highway delivers the space, functionality, and location to support your business growth.

## OFFERING SUMMARY

Sale Price:	\$1,197,000
Building Size:	20,000 SF
Lot Size:	4.7 acres

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	426	3,865	14,846
Total Population	1,177	10,191	37,829
Average HH Income	\$75,446	\$65,865	\$64,930



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## ADDITIONAL PHOTOS



**Jackson Williamson**, Vice President | 864.376.4442 | [jackson@mccoywright.com](mailto:jackson@mccoywright.com)

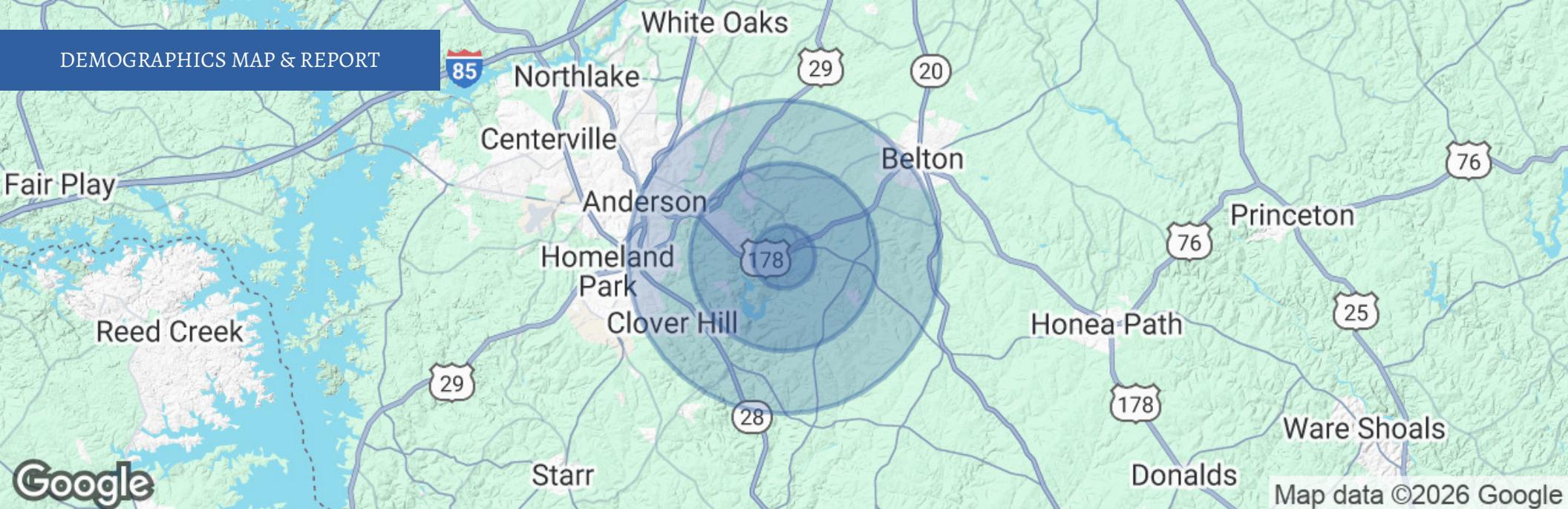
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	1,177	10,191	37,829
Average Age	43	41	41
Average Age (Male)	44	40	39
Average Age (Female)	43	42	42

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	426	3,865	14,846
# of Persons per HH	2.8	2.6	2.5
Average HH Income	\$75,446	\$65,865	\$64,930
Average House Value	\$189,463	\$177,299	\$194,423

Demographics data derived from AlphaMap



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