



2115 S MCDUFFIE ST.

2115 S McDuffie St, Anderson, SC 29624

BEN WILSON

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McCOY WRIGHT
COMMERCIAL REAL ESTATE

PROPERTY SUMMARY



PROPERTY HIGHLIGHTS

- Property Type: Industrial/Manufacturing/Warehouse
- Location: 2115 S McDuffie, Anderson, SC
- Total Building Size: +/-169,000 sqft
- Construction Type: Masonry-built
- Clear Height: 15 feet
- Power Supply: 4 Megawatts
- Lot Size: 11.33 Acres
- Zoning: HI – Heavy Industrial
- Access & Transportation: Direct access to Highway 29
- Loading & Dock Access: 2 loading docks, doors have been covered.
- Bay Doors: 12x15
- Interior Doors: standard 12x10
- Additional Features: Laydown yard available on the property

OFFERING SUMMARY

| | |
|----------------|------------------------|
| Sale Price: | \$4,000,000 |
| Lease Rate: | Call for Lease Pricing |
| Lot Size: | 11.33 Acres |
| Building Size: | 169,000 SF |

| DEMOGRAPHICS | 1 MILE | 3 MILES | 5 MILES |
|-------------------|----------|----------|----------|
| Total Households | 1,819 | 12,702 | 25,868 |
| Total Population | 4,476 | 32,224 | 64,481 |
| Average HH Income | \$42,056 | \$52,272 | \$67,442 |



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ADDITIONAL PHOTOS



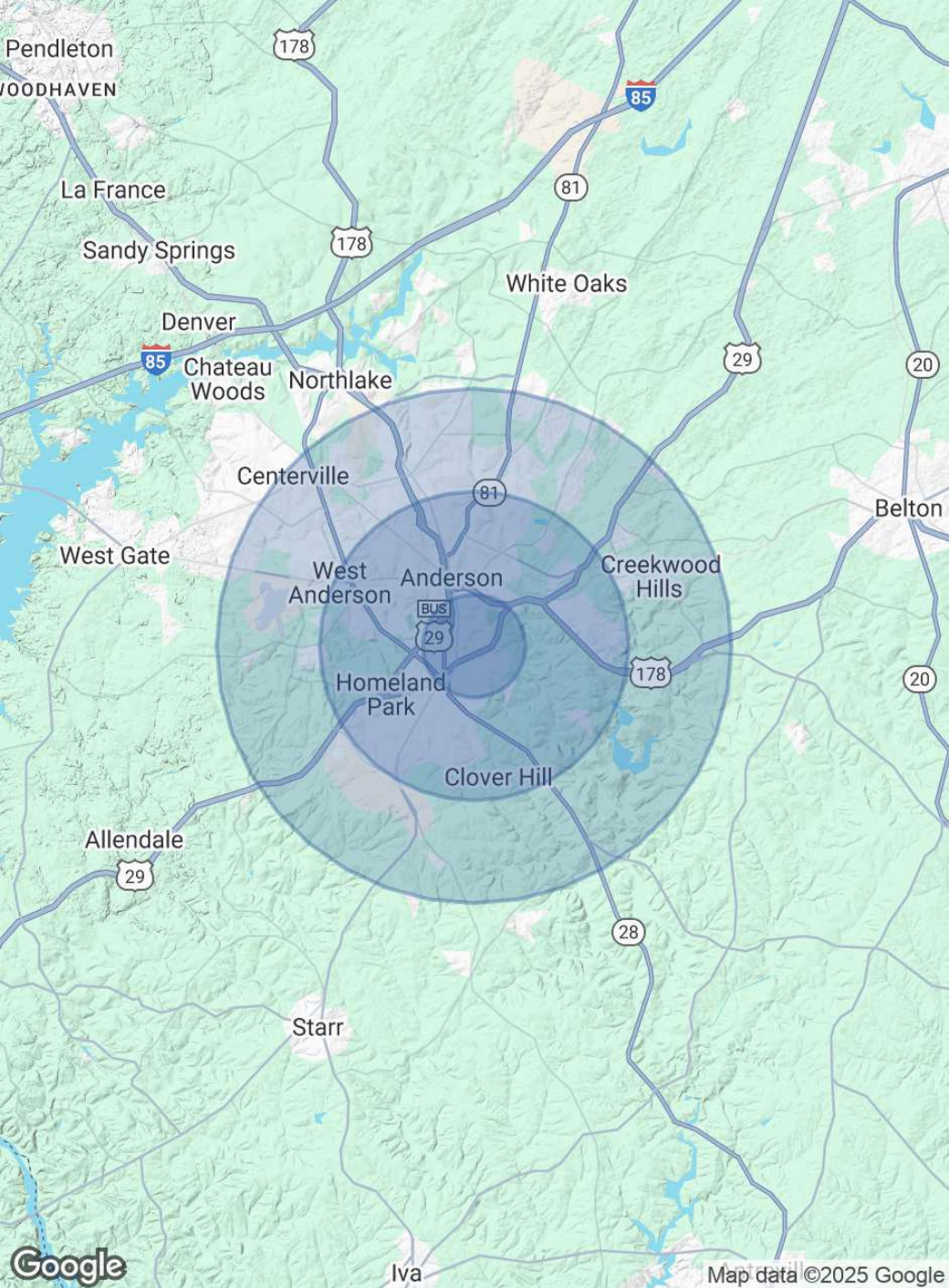
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DEMOGRAPHICS MAP & REPORT

| POPULATION | 1 MILE | 3 MILES | 5 MILES |
|----------------------|--------|---------|---------|
| Total Population | 4,476 | 32,224 | 64,481 |
| Average Age | 41 | 39 | 41 |
| Average Age (Male) | 40 | 38 | 39 |
| Average Age (Female) | 43 | 41 | 42 |

| HOUSEHOLDS & INCOME | 1 MILE | 3 MILES | 5 MILES |
|---------------------|-----------|-----------|-----------|
| Total Households | 1,819 | 12,702 | 25,868 |
| # of Persons per HH | 2.5 | 2.5 | 2.5 |
| Average HH Income | \$42,056 | \$52,272 | \$67,442 |
| Average House Value | \$132,418 | \$161,021 | \$206,600 |

Demographics data derived from AlphaMap



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