



# 2115 S McDUFFIE ST.

2115 S McDuffie St, Anderson, SC 29624

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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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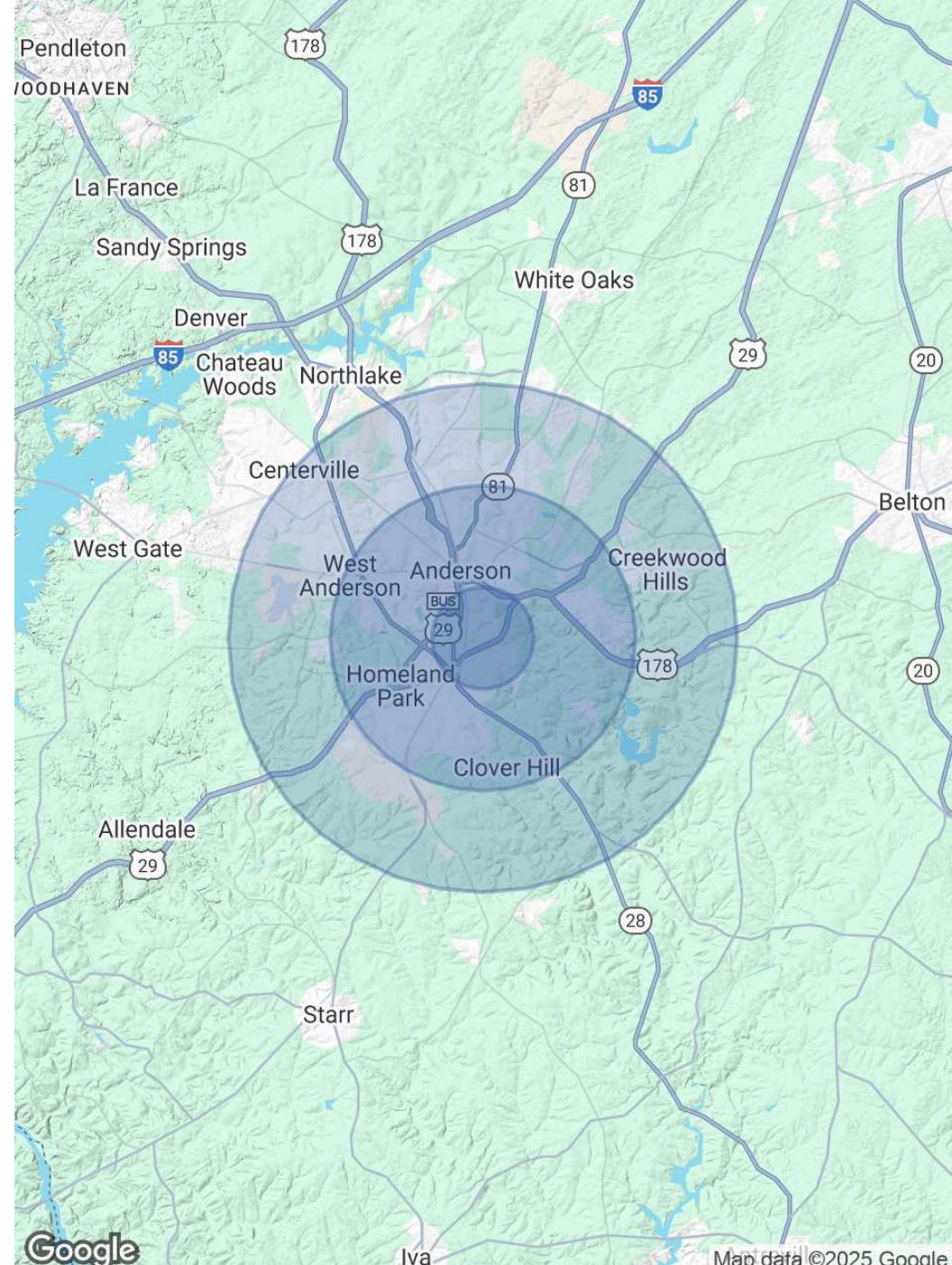
## DEMOGRAPHICS MAP & REPORT

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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