



1513 ANDERSON ST.

1513 Anderson St, Belton, SC 29627

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PROPERTY SUMMARY



PROPERTY DESCRIPTION

Available for sale are two (2) commercial buildings & +/- 10.44 acres of land located at 1513 Anderson Street in Belton. A construction company formerly occupied this property. The front office building is two (2) story brick & current floor plan includes several offices, a large conference room, kitchen & two (2) restrooms. The main level of the office building is +/- 3150 SF & there is an unfinished +/- 1530 SF upstairs that could be used for additional office space, another conference room or storage. There are two (2) HVAC units on the office building with one being new & over thirty (30) paved parking spaces on site with great signage. Behind the office building is a +/- 5000 SF warehouse with two (2) 14' x 12' & three (3) 10' x 8' drive-in doors. This property is located in a good location leading into the City of Belton on Hwy 76/178. This property can accommodate a wide variety of commercial uses & would be ideal for a construction company or similar concept. Asking price is \$699,999. Buyer or Buyer's Agent to confirm any & all information. Please reach out to Listing Agents with any questions or to schedule a showing.

OFFERING SUMMARY

Sale Price:	\$699,999
Lot Size:	10.44 Acres
Available SF:	9,680 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	387	3,484	8,294
Total Population	942	8,539	20,890
Average HH Income	\$85,363	\$76,055	\$76,372



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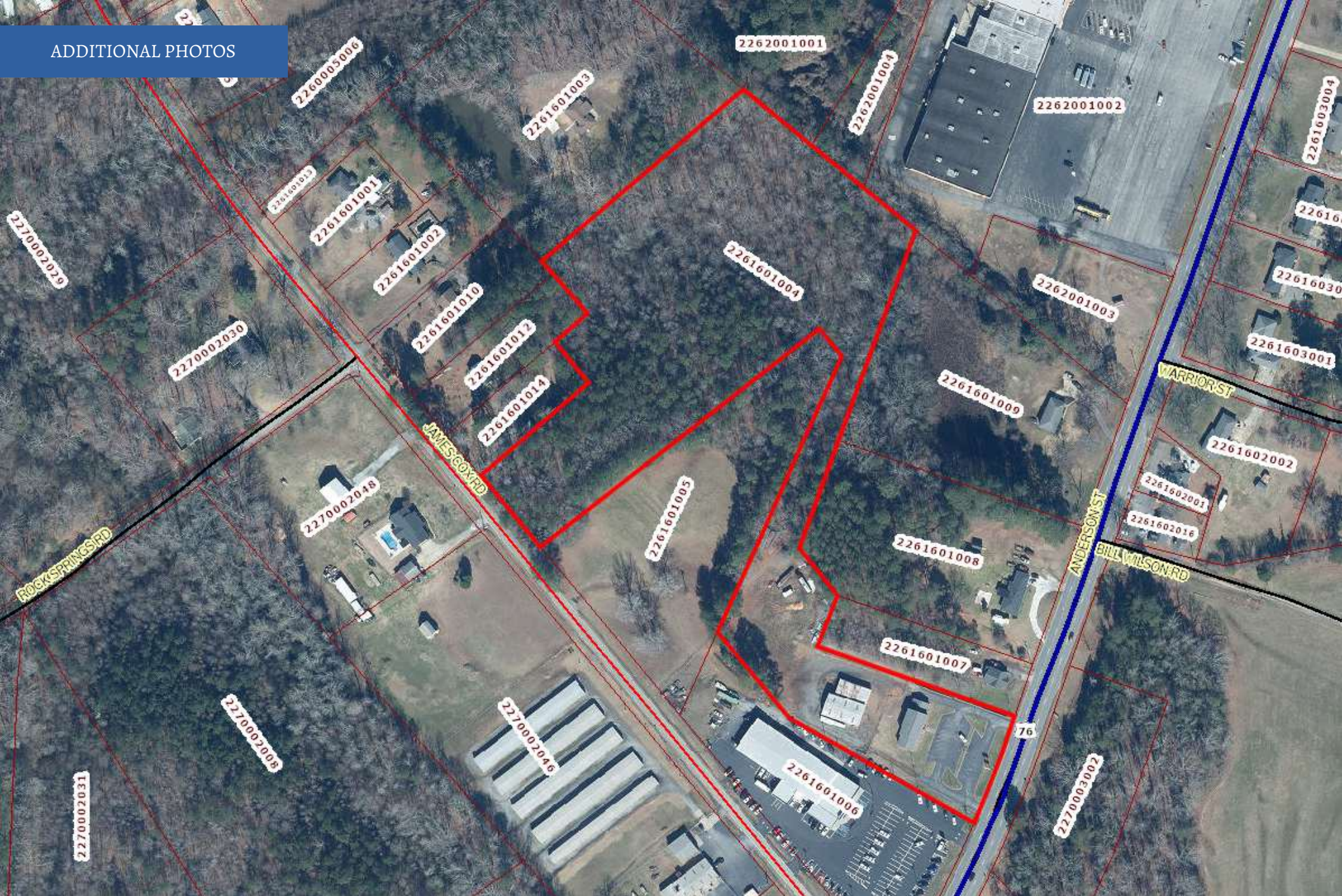
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ADDITIONAL PHOTOS



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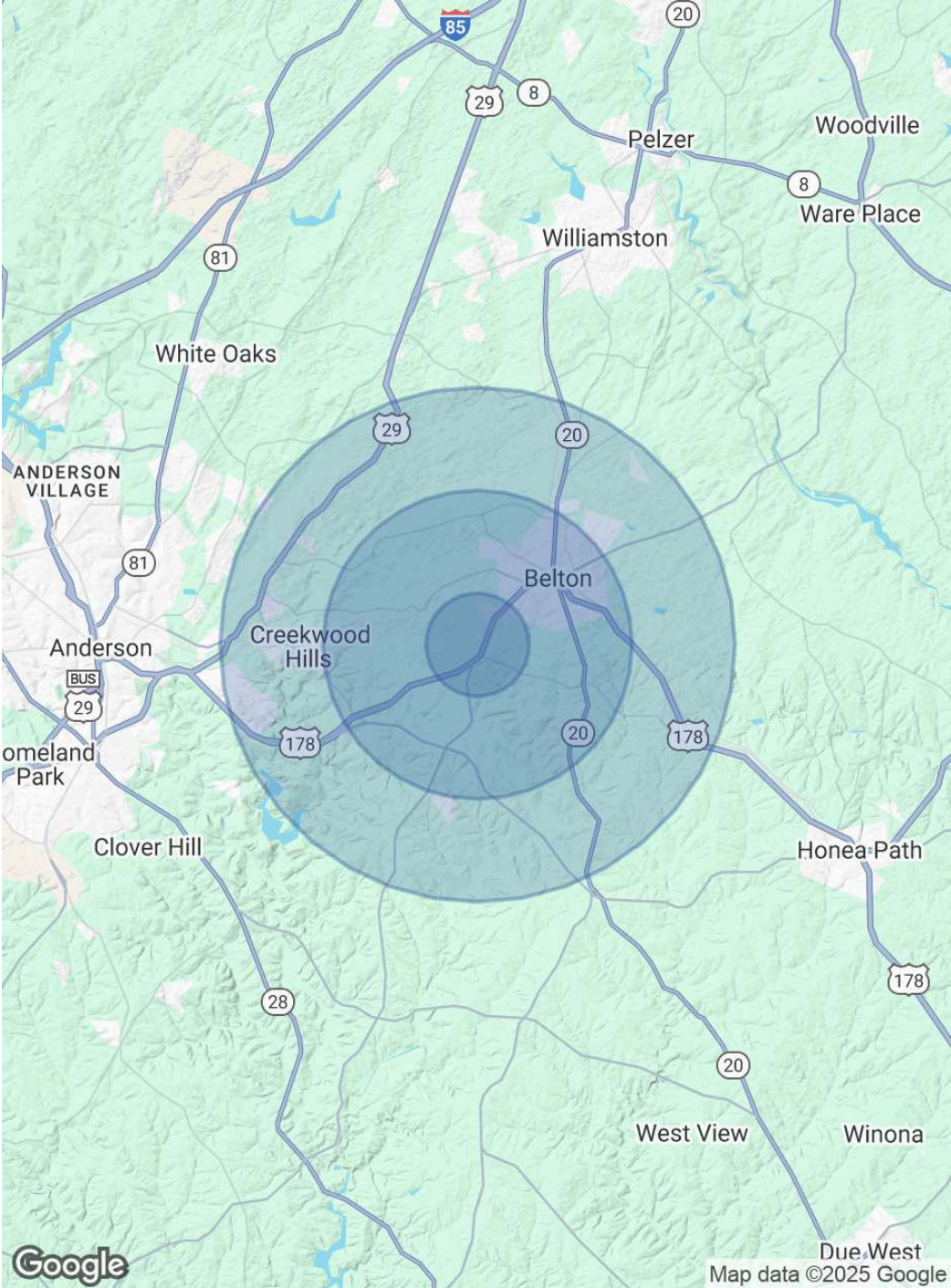
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DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	942	8,539	20,890
Average Age	43	42	43
Average Age (Male)	42	41	42
Average Age (Female)	44	43	43

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	387	3,484	8,294
# of Persons per HH	2.4	2.5	2.5
Average HH Income	\$85,363	\$76,055	\$76,372
Average House Value	\$182,973	\$198,410	\$206,075

Demographics data derived from AlphaMap



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