

LEASE

OFFICE BUILDING NEAR DOWNTOWN ANDERSON

812 W. Whitner St. Anderson, SC 29624



AVAILABLE +/-4,430 SF
REDUCED LEASE RATE \$3,500/MONTH (MG)

T. COX
864.747.0602

All information deemed reliable, but not guaranteed.

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COMMERCIAL REAL ESTATE

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OFFERING SUMMARY

Reduced Lease Rate:	\$3,500/MONTH (MG)
Available SF:	+/-4,430 SF
Lot Size:	+/-0.76 Acres
Year Built:	1910
Renovated:	2021
Zoning:	NC - Neighborhood Commercial
Market:	Greenville Spartanburg

PROPERTY OVERVIEW

+/-4,430 SF free standing office building for lease

PROPERTY HIGHLIGHTS

- Historic home converted to office space
- Fully renovated and revived to the building's original charm
- Large private offices
- Beautifully renovated kitchen
- High ceilings
- Original hardwoods throughout
- Large on-site parking lot
- Excellent space for Attorney's Office, Real Estate Office, Insurance Office, Accounting Firm, General Office Use

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INTERIOR PHOTOS



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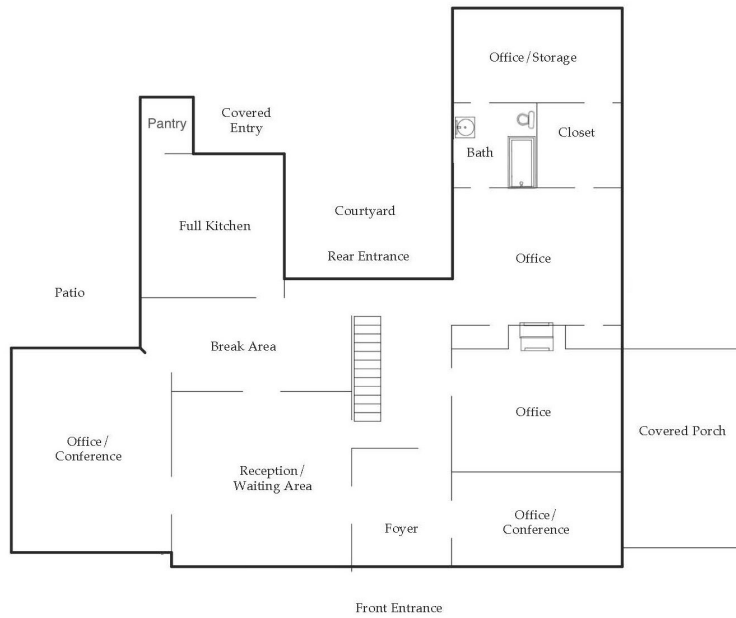
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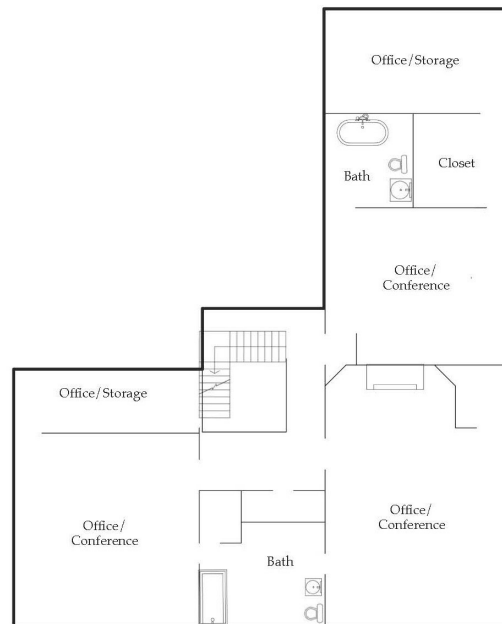
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First Floor Plan



Second Floor Plan

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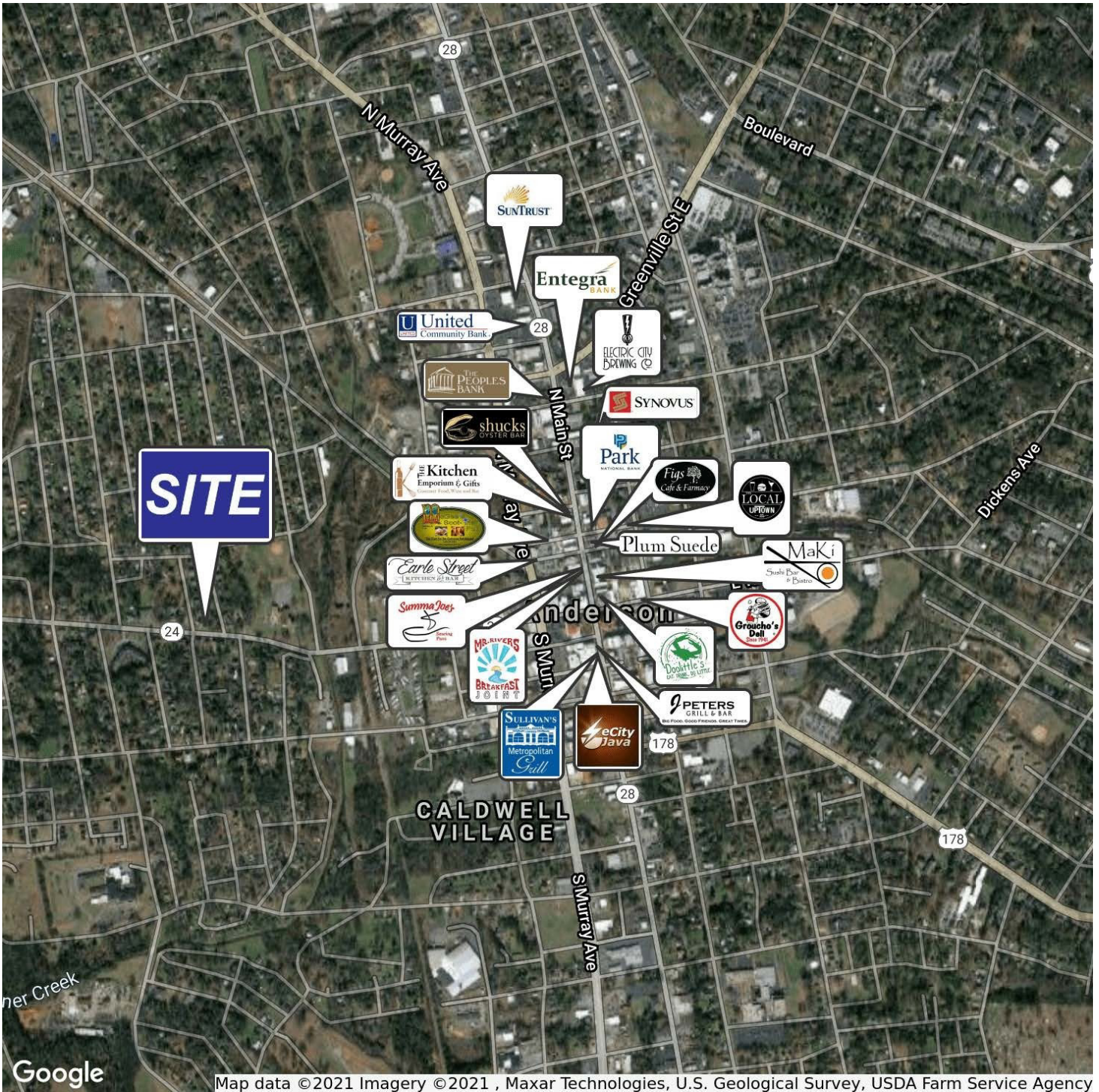
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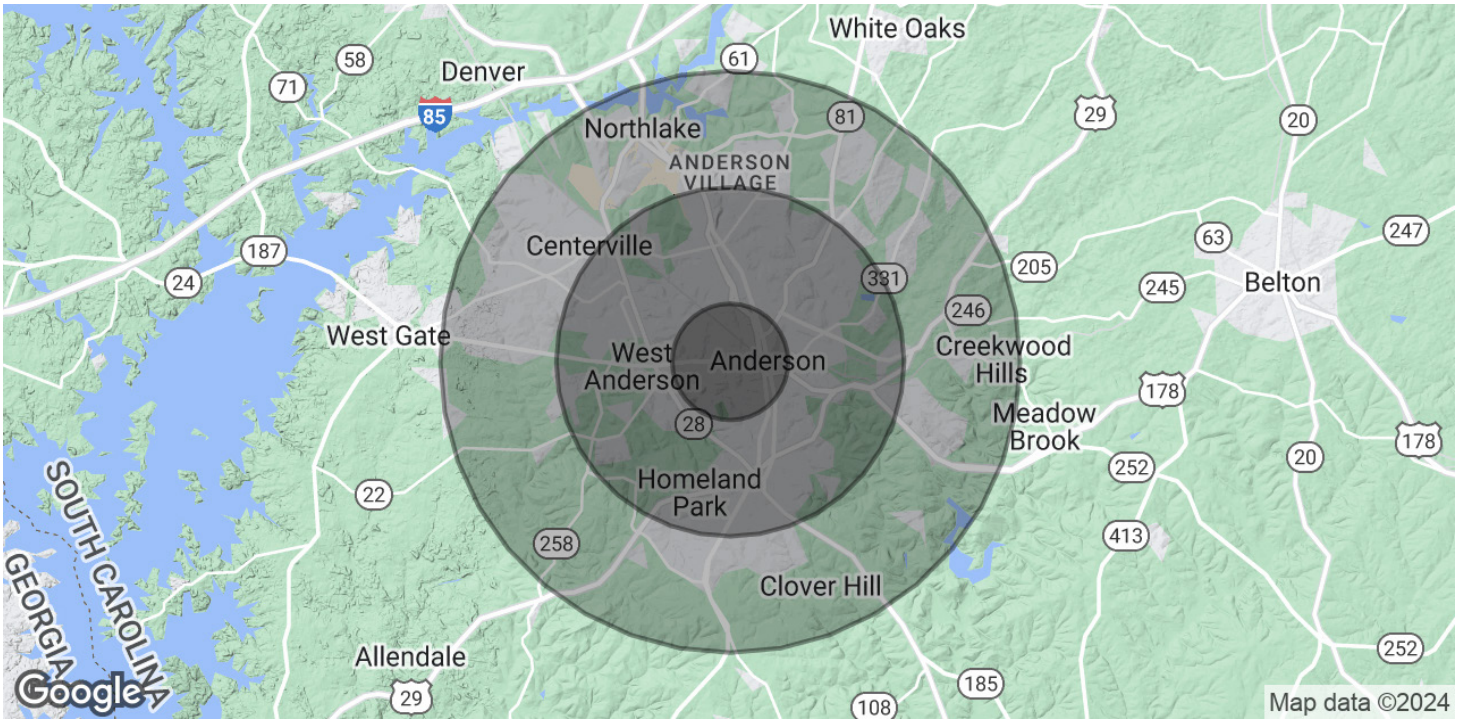
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	4,733	34,325	67,905
Average Age	38.4	36.1	37.4
Average Age (Male)	39.3	34.3	35.8
Average Age (Female)	38.8	37.7	38.6

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,168	13,991	27,487
# of Persons per HH	2.2	2.5	2.5
Average HH Income	\$31,139	\$41,742	\$47,400
Average House Value	\$86,360	\$149,895	\$155,182

2020 American Community Survey (ACS)

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