

FOR SALE

# OFFICE SPACE

2121 ANDERSON ROAD  
GREENVILLE, SC 29611



PAMELA JACKSON  
713.927.7026

MARK B. RATCHFORD, MAI  
864.430.0371

All information deemed reliable, but not guaranteed.

KDS   
**CAINE**  
COMMERCIAL REAL ESTATE





### AVAILABLE SPACE

<b>Address:</b>	2121 Anderson Road Greenville, SC 29611
<b>Sales Price:</b>	\$349,000
<b>Available SF:</b>	+/- 2,280 SF; Main Level +/- 1,860 SF   Unfinished Second Level +/- 420 SF
<b>Zoning:</b>	S-1
<b>Site Size:</b>	+/- 0.43 Acres
<b>Tax Map ID:</b>	0224000201900

### PROPERTY HIGHLIGHTS

- +/- 2,280 SF house recently converted to office space
- Includes four offices spaces, currently being used as a counseling office
- Two bathrooms, spacious lobby, kitchen/breakroom
- Conditioned, but unfinished second story
- Gravel parking in rear



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## PROPERTY PHOTOS



2121 ANDERSON ROAD  
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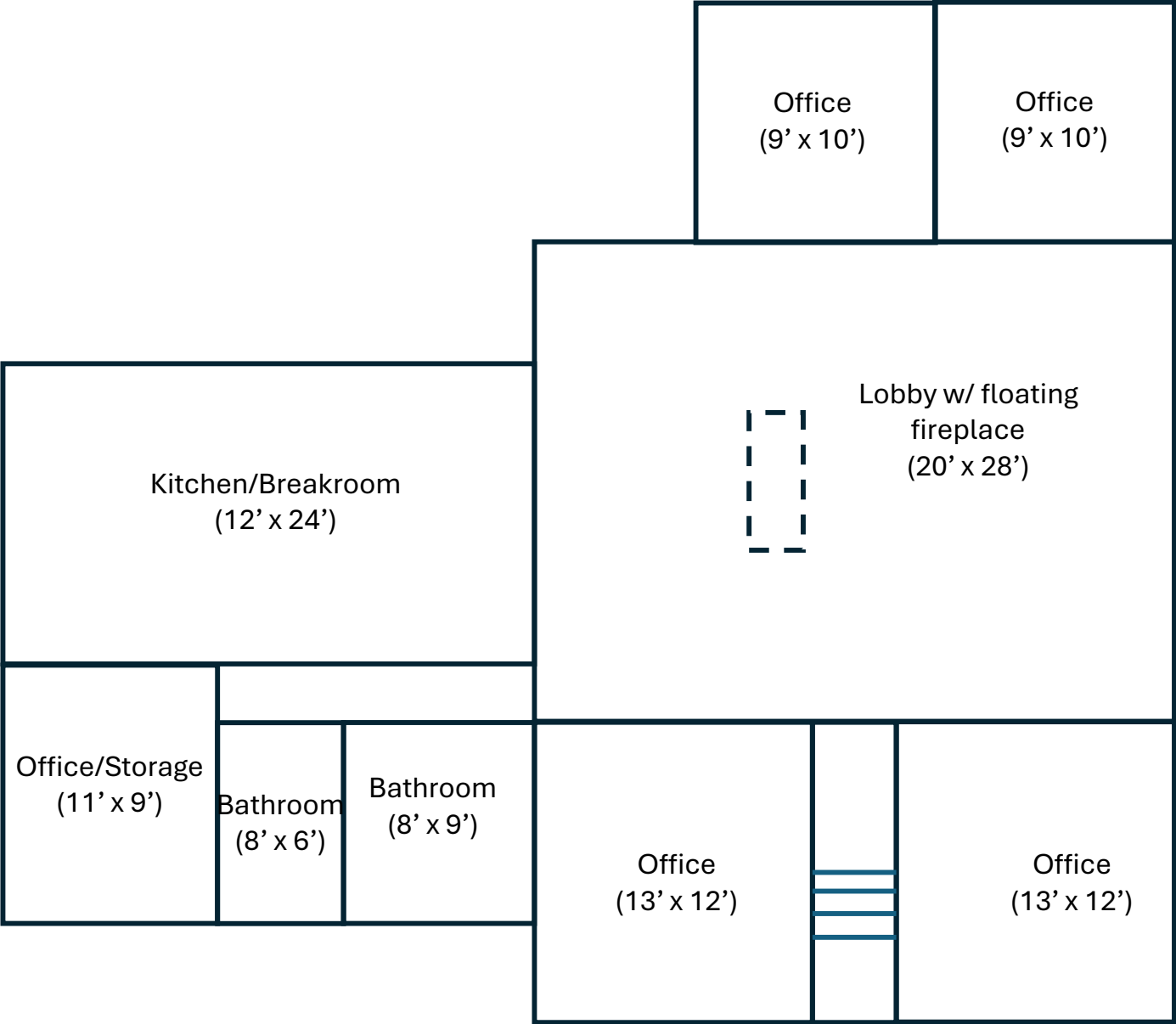
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FLOOR PLAN



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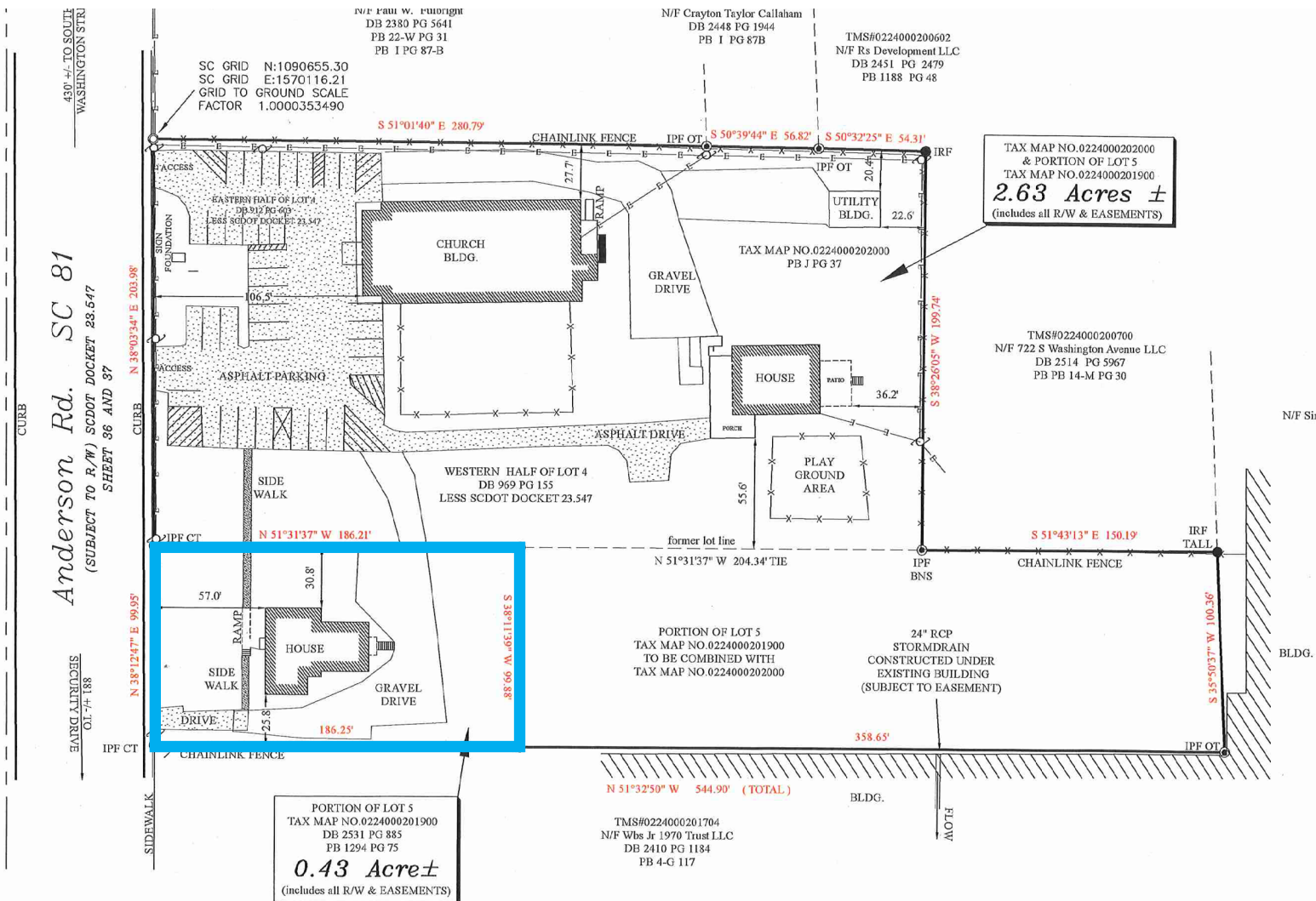


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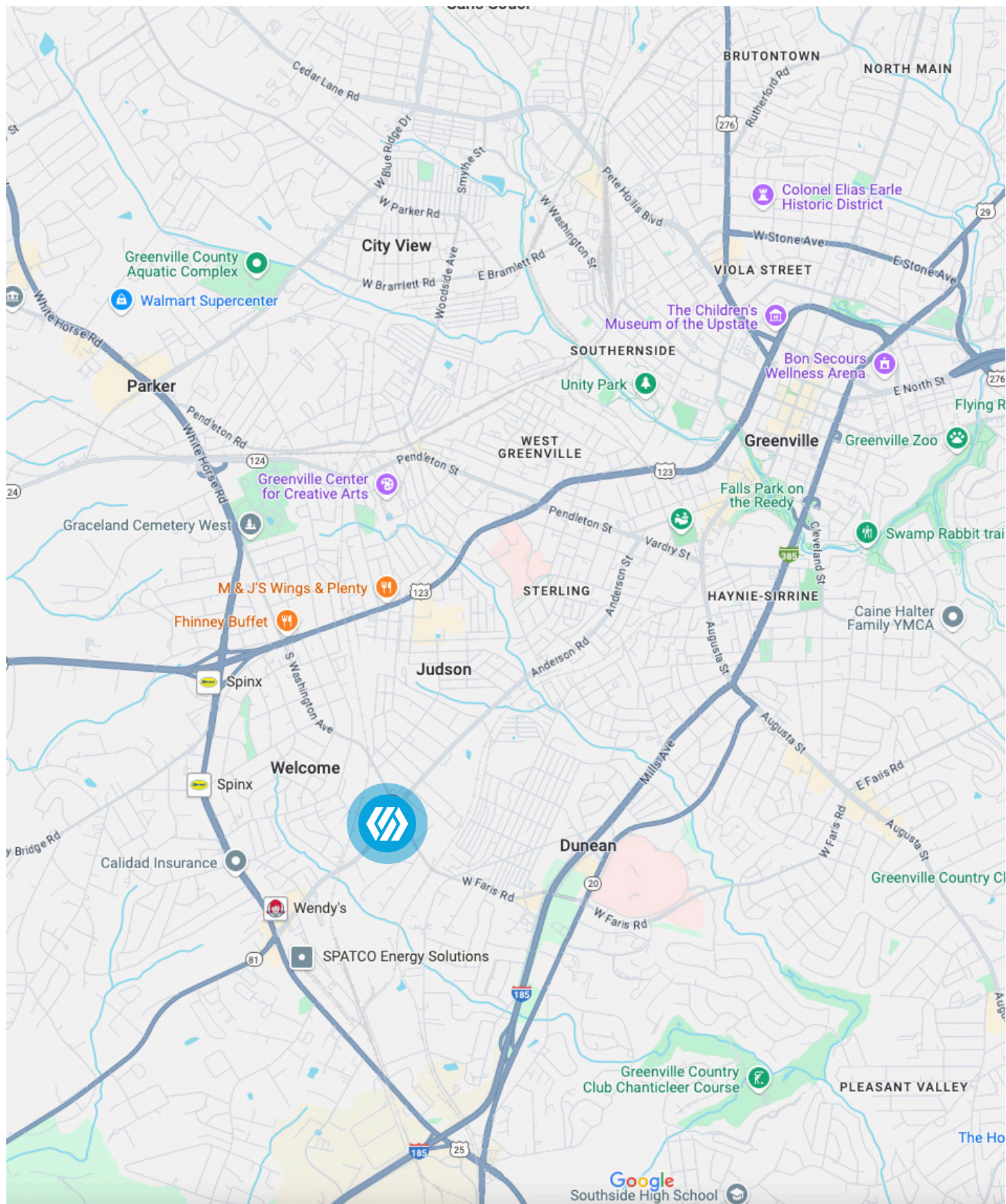
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# LOCATION



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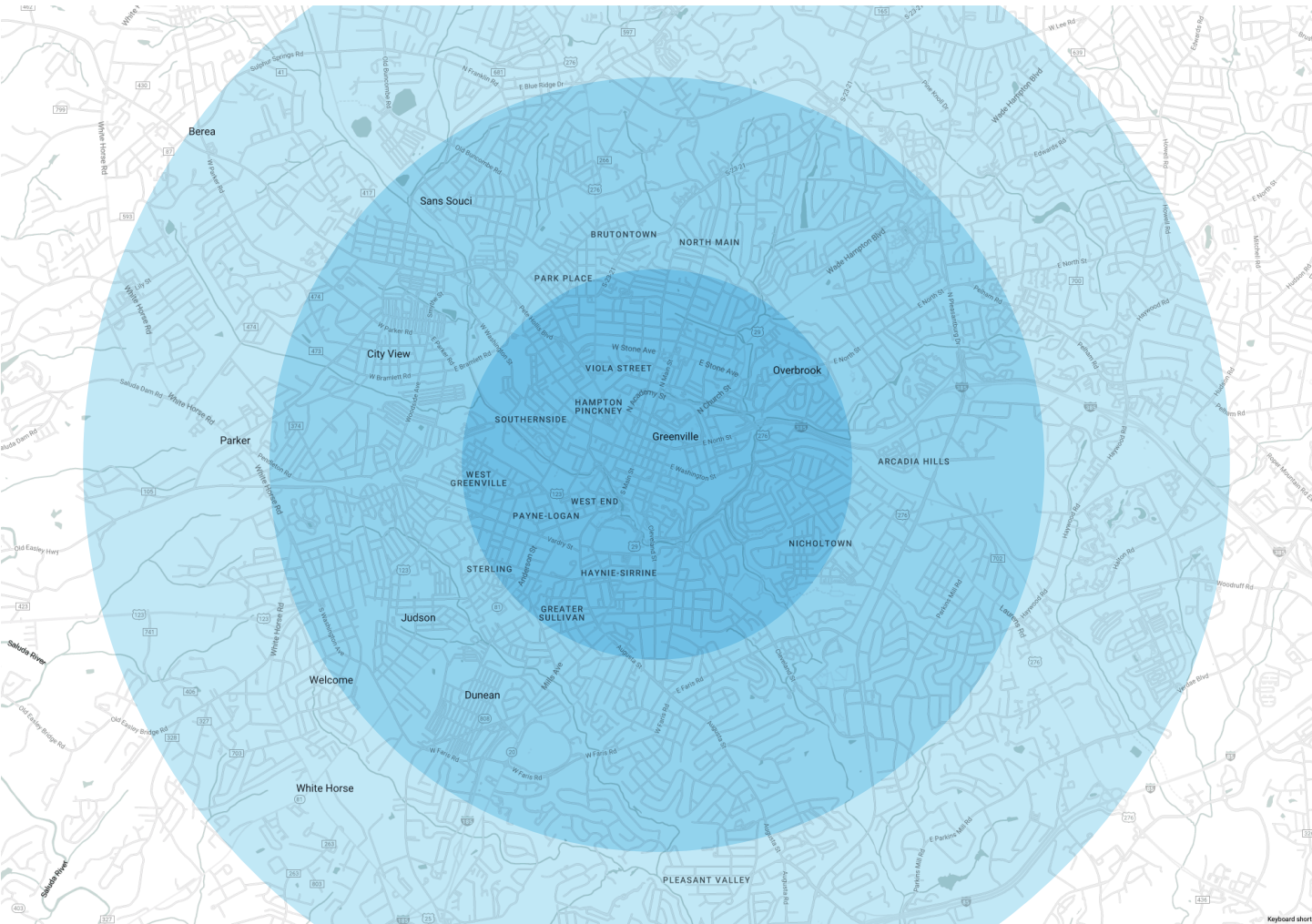
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# GREENVILLE POPULATION & ECONOMIC DATA



	2 Miles	5 Miles	10 Miles
2029 Population Projection	53,708	197,663	464,303
2024 Population Estimate	47,664	178,112	421,912
2020 Census	39,033	162,132	396,512
Population Growth 2024-2029	12.68%	10.98%	10.05%
Population Growth 2020-2024	22.11%	9.86%	6.41%
Median Age	37.70	36.6	38.4
Average Age	39.1	38.3	39.4
High School Graduate	19.3%	21.56%	20.91%
Bachelors Degree	24.91%	21.66%	22.32%
Advanced Degree	17.87%	12.99%	13.41%
Average Household Income	\$106,504	\$115,777	\$117,405
Media Household Income	\$74,957	\$81,904	\$83,132



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## WHY GREENVILLE?

### IT ALL STARTS DOWNTOWN

The revitalization of downtown Greenville has turned the business district into one of the most livable, vibrant communities in the city - and it's only getting better. Intensely planned urban-style development has created a widespread variety of restaurants, nightspots, parks, plazas, and urban residences that leave those who live here with an endless list of activities and entertainment. Residents and visitors enjoy 122 acres of parks, walking and biking trails.

A true gem within the downtown area is Falls Park on the Reedy River, which has been recognized by TripAdvisor as one of the "Top 10 Parks in America." Encompassing 32 acres, this park is an oasis, seamlessly bridging the gap between modern downtown and the historic West End. Residents benefit from its well-connected pedestrian paths and greenways, offering easy access to the Prisma Health Swamp Rabbit Trail System and Unity Park.

### TRUST THE EXPERTS

**#3 Friendliest City**

*Southern Living*

**#4 Best Places to Live in the United States**

*U.S. News and World Report*

**The Coolest Small Cities in the U.S.**

*Thrillist Travel*

**Best Places for Young Professionals in South Carolina**

*Niche.com*

**Best Small Towns in America: Best for Good Eats**

*Men's Journal*

**Top 10 America's Next Great Food Cities**

*Food & Wine*





## LOCATION, LOCATION, LOCATION

**1.6 Million People**

10 Upstate SC Counties

**More Than 575**

International Companies

**#3 GDP Worldwide**

At \$6.0T, the Southeast United State GDP Ranks #3 in the World.<sup>1</sup>

**160 New Locations**

More than 160 companies have announced new locations in the Upstate over the last 5 years.



## A CRITICAL MANUFACTURING HUB



## SOUTH CAROLINA IS OPEN FOR BUSINESS

**#1**

State for Manufacturing in 2022  
*Site Selection Group*

**#2**

State for Doing Business  
*Area Development*

**#1**

Fastest Growing State  
in the U.S.

Data & Information Provided by Upstate Alliance

<sup>1</sup> Southeast defined as 12 states including: Alabama, Arkansas, Florida, Georgia, Kentucky, Louisiana, Mississippi, North Carolina, South Carolina, Tennessee, & West Virginia





**REAL RELATIONSHIPS, NOT JUST REAL ESTATE**

**VERDAE OFFICE**

340 Rocky Slope Road  
Suite 302  
Greenville, SC 29607

**DOWNTOWN OFFICE**

117 Williams Street  
Greenville, SC 29601

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