

# LEASE

## OFFICE BUILDING NEAR DOWNTOWN ANDERSON

812 W. Whitner St. Anderson, SC 29624



**AVAILABLE**  
**LEASE RATE**

+/-4,430 SF  
\$16/SF (MG)

---

**T. Cox**  
864 250 4043



**COLDWELL BANKER**  
**COMMERCIAL**  
**CAINE**

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### OFFERING SUMMARY

Lease Rate:	\$16/SF (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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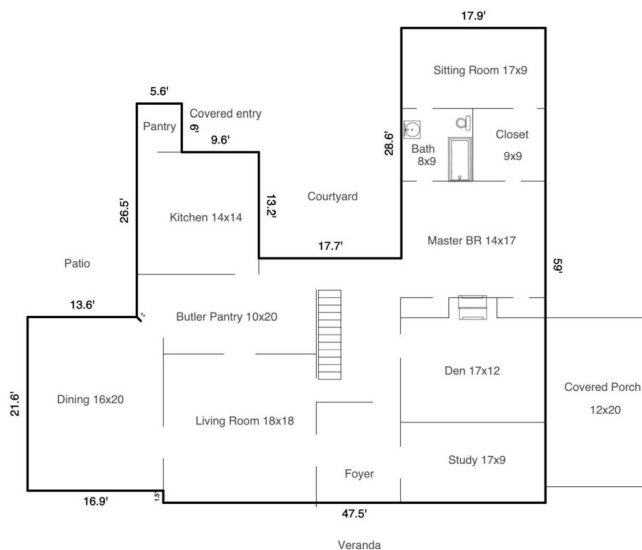


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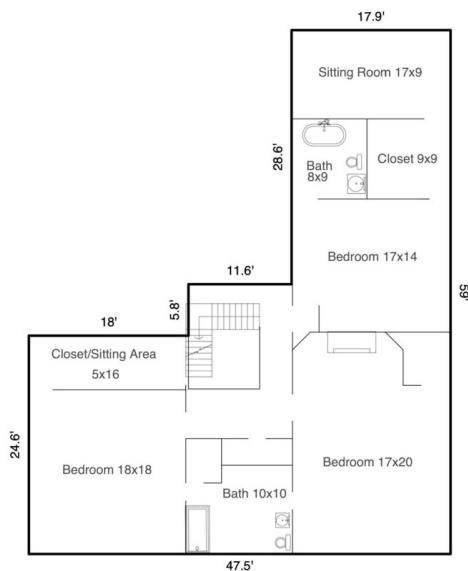
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First Floor  
2579.31 Sq ft

All measurements are approximate.

First Floor Plan



Second Floor  
1851.54 Sq ft

All measurements are approximate.

Second Floor Plan

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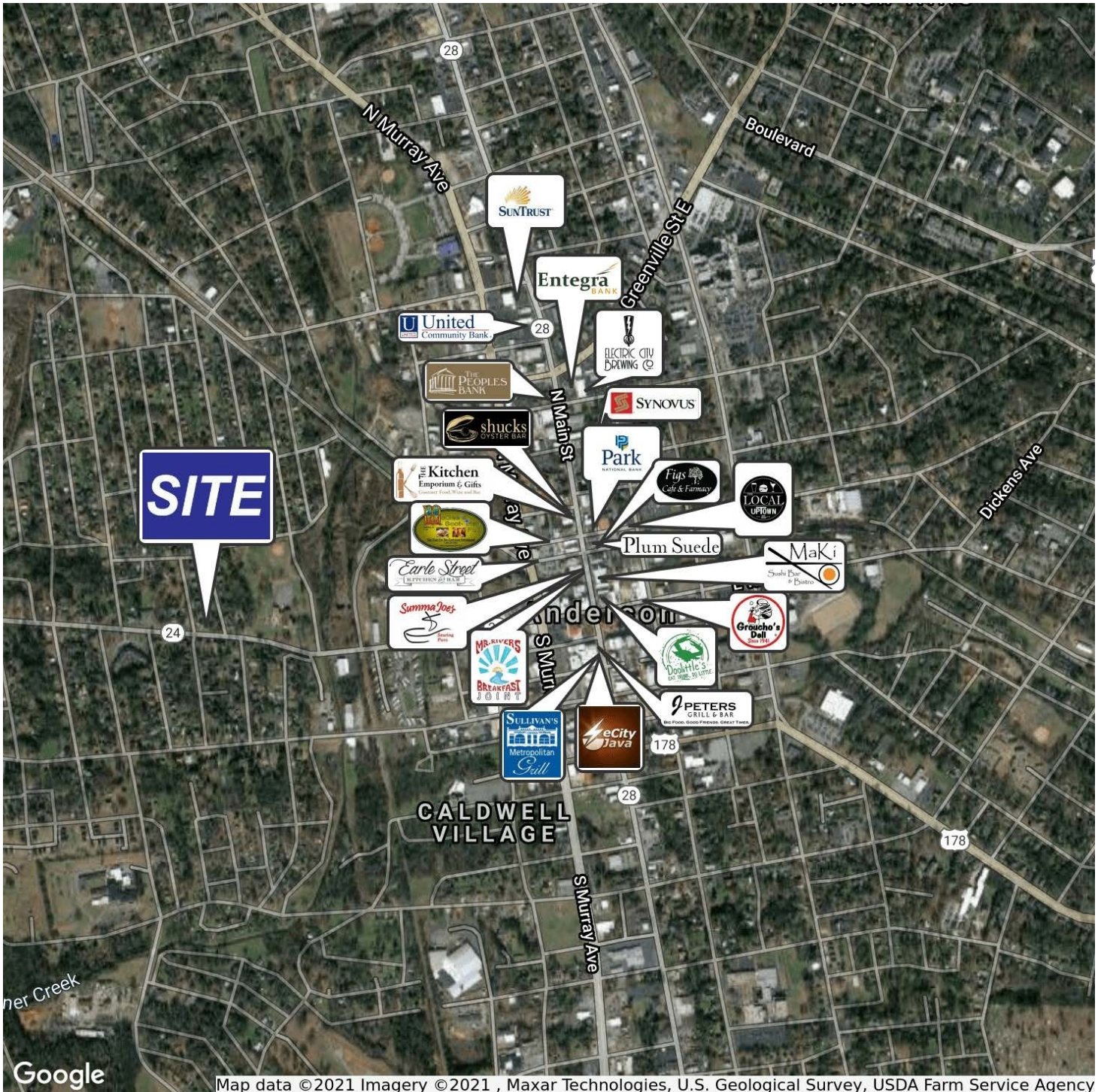


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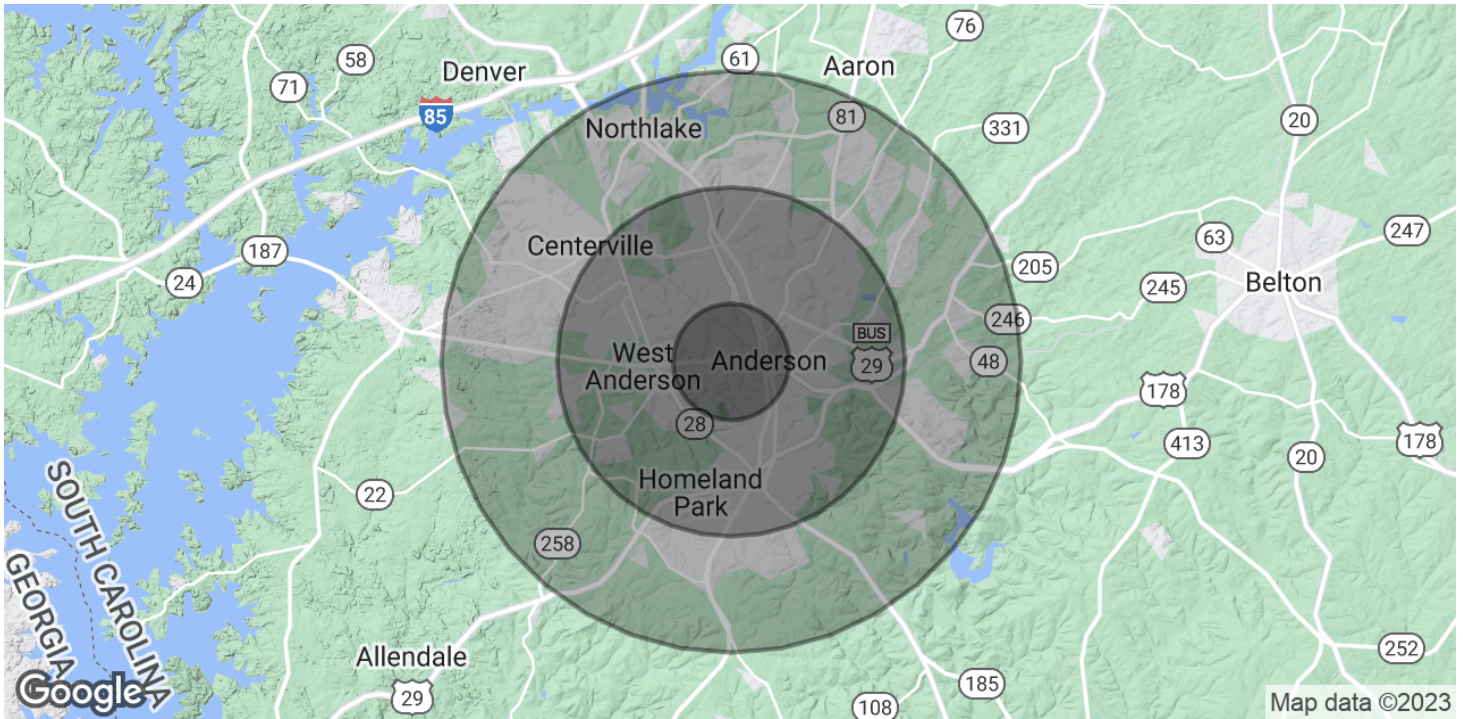


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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	4,733	34,325	67,905
Average Age	38.4	36.1	37.4
Average Age (Male)	39.3	34.3	35.8
Average Age (Female)	38.8	37.7	38.6

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

\* Demographic data derived from 2020 ACS - US Census

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