



**COLDWELL
BANKER
COMMERCIAL**

CAINE

FOR SALE

DEVELOPMENT OPPORTUNITY

2508 WHITEHALL RD.

Anderson, SC 29625

+/-1.42 Acres

ASKING PRICE

\$330,000



CONTACT

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**COLDWELL BANKER COMMERCIAL
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117 Williams Street, Greenville, SC 29601
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SALE

2508 WHITEHALL RD.

Anderson, SC 29625



OFFERING SUMMARY

Sale Price: \$330,000

Lot Size: +/-1.42 Acres

Zoning: Unzoned

Price / SF: \$690.38

PROPERTY HIGHLIGHTS

- Two (2) existing buildings on-site and a large parking lot for parking or large product/car sales
- Water available
- 2019 Traffic Count: 12,700 VPD
- Anderson County Tax Map No. 069-00-06-001-000

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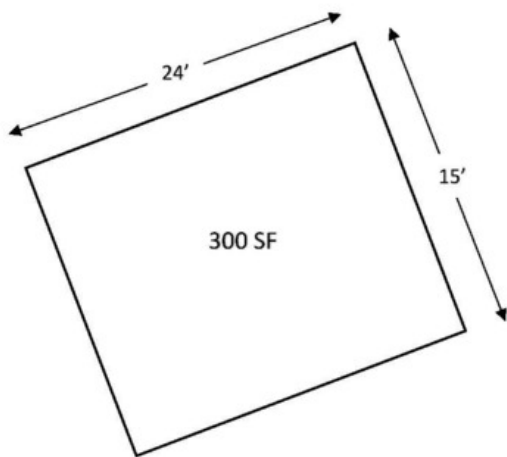


2508 WHITEHALL RD.

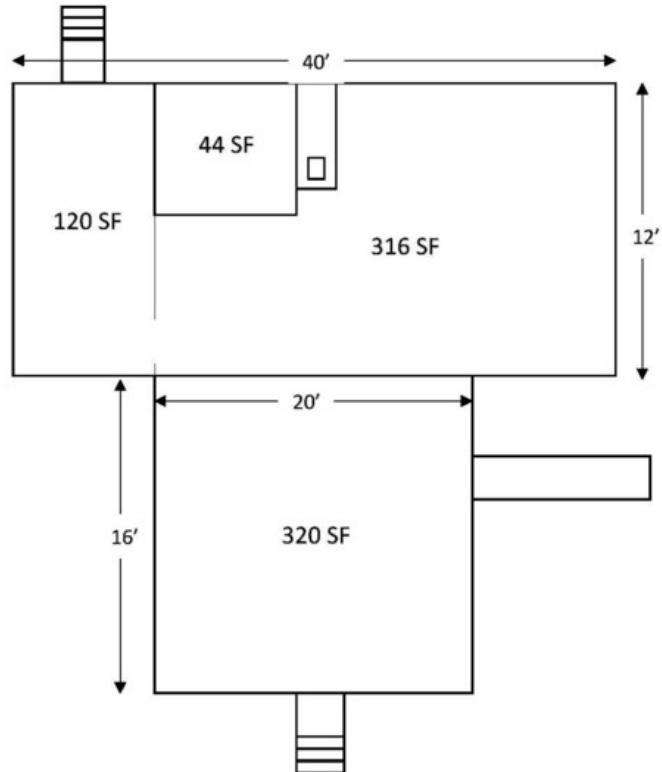
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SALE

2508 Whitehall Rd.



Total Indoor SF: 780 SF
Covered SF: 320 SF
Parking Lot: +/- 12,500 SF
Drawing Not To Scale



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Google

Map data ©2021 Imagery ©2021, Maxar Technologies, U.S. Geological Survey, USDA Farm Service Agency

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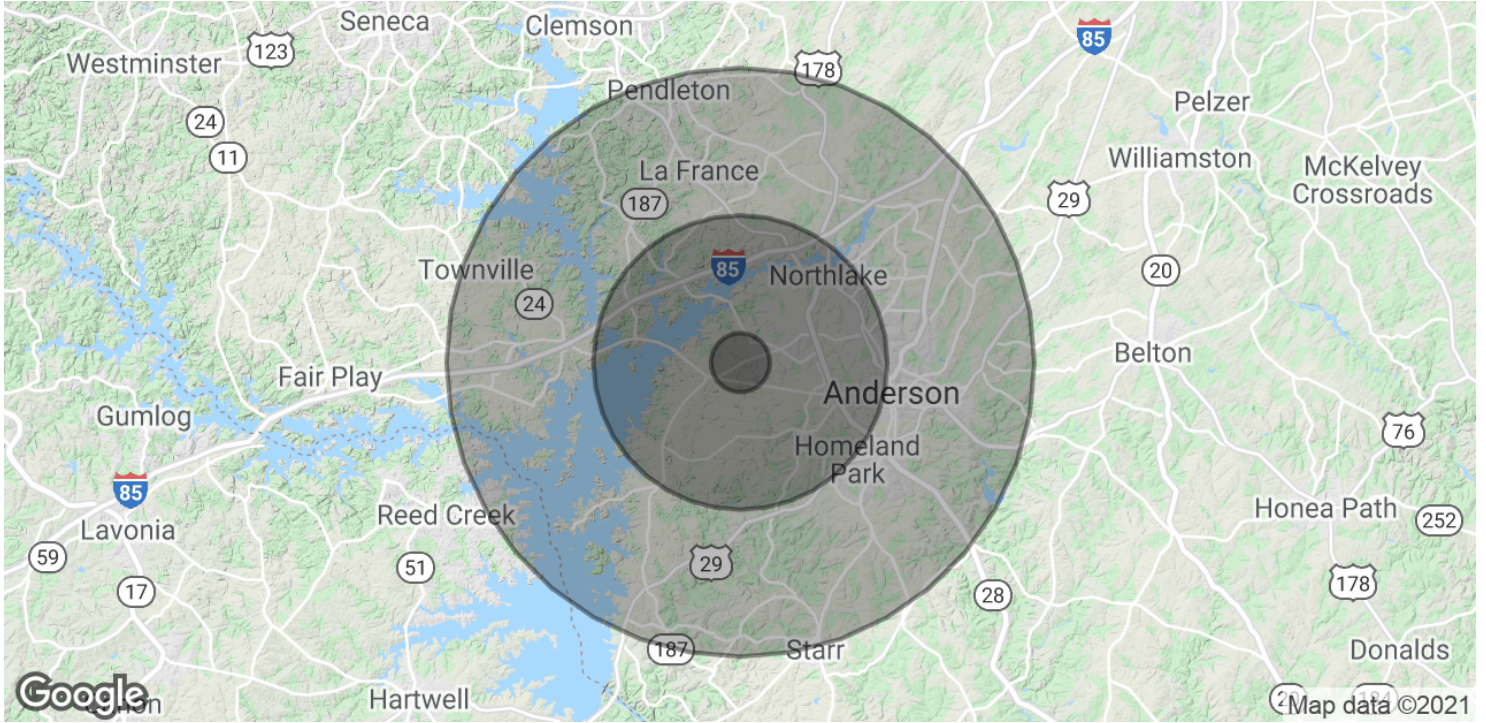
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	2,143	33,214	107,679
Average age	39.9	40.3	38.9
Average age (Male)	40.2	39.7	37.2
Average age (Female)	39.8	40.7	40.3

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	872	13,389	43,453
# of persons per HH	2.5	2.5	2.5
Average HH income	\$63,280	\$55,454	\$54,557
Average house value	\$158,681	\$159,707	\$168,350

* Demographic data derived from 2010 US Census