



**COLDWELL
BANKER
COMMERCIAL**

CAINE

FOR LEASE

812 W. WHITNER ST.

Anderson, SC 29624

AVAILABLE SPACE

+/-234 SF TO +/-4,430 SF

LEASE RATE

\$16.00/SF (MG)

CBCCAINE.COM



CONTACT

T. Cox
864 250 4043
tcox@cbccaine.com

Pete Brett, CCIM
864 250 6815
pbrett@cbccaine.com

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**COLDWELL BANKER COMMERCIAL
CAINE**
117 Williams Street, Greenville, SC 29601
864.250.2800



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OFFERING SUMMARY

Available SF:	+/-4,430 SF
Lease Rate:	\$16/SF (MG)
Lot Size:	+/-0.76 Acres
Year Built:	1910
Building Size:	+/-4,430 SF
Renovated:	2021
Zoning:	NC - Neighborhood Commercial

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
- Subdividable

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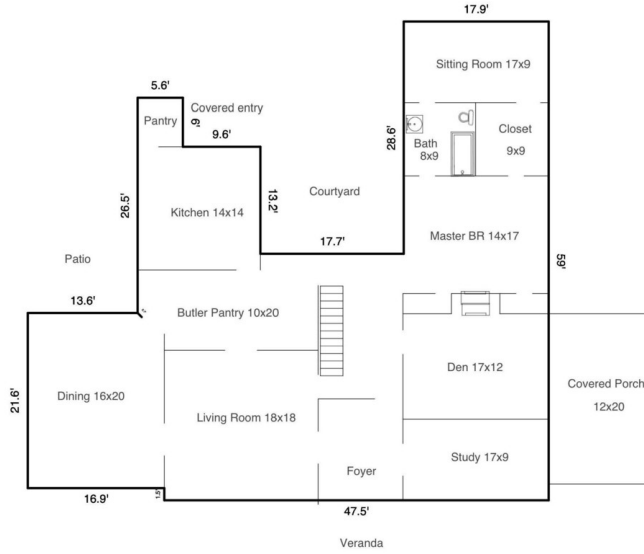
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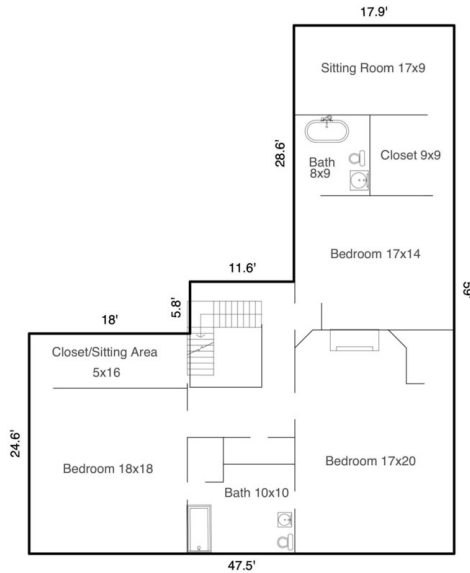
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First Floor
2579.31 Sq ft

All measurements are approximate

FIRST FLOOR



Second Floor
1851.54 Sq ft

All measurements are approximate

SECOND FLOOR

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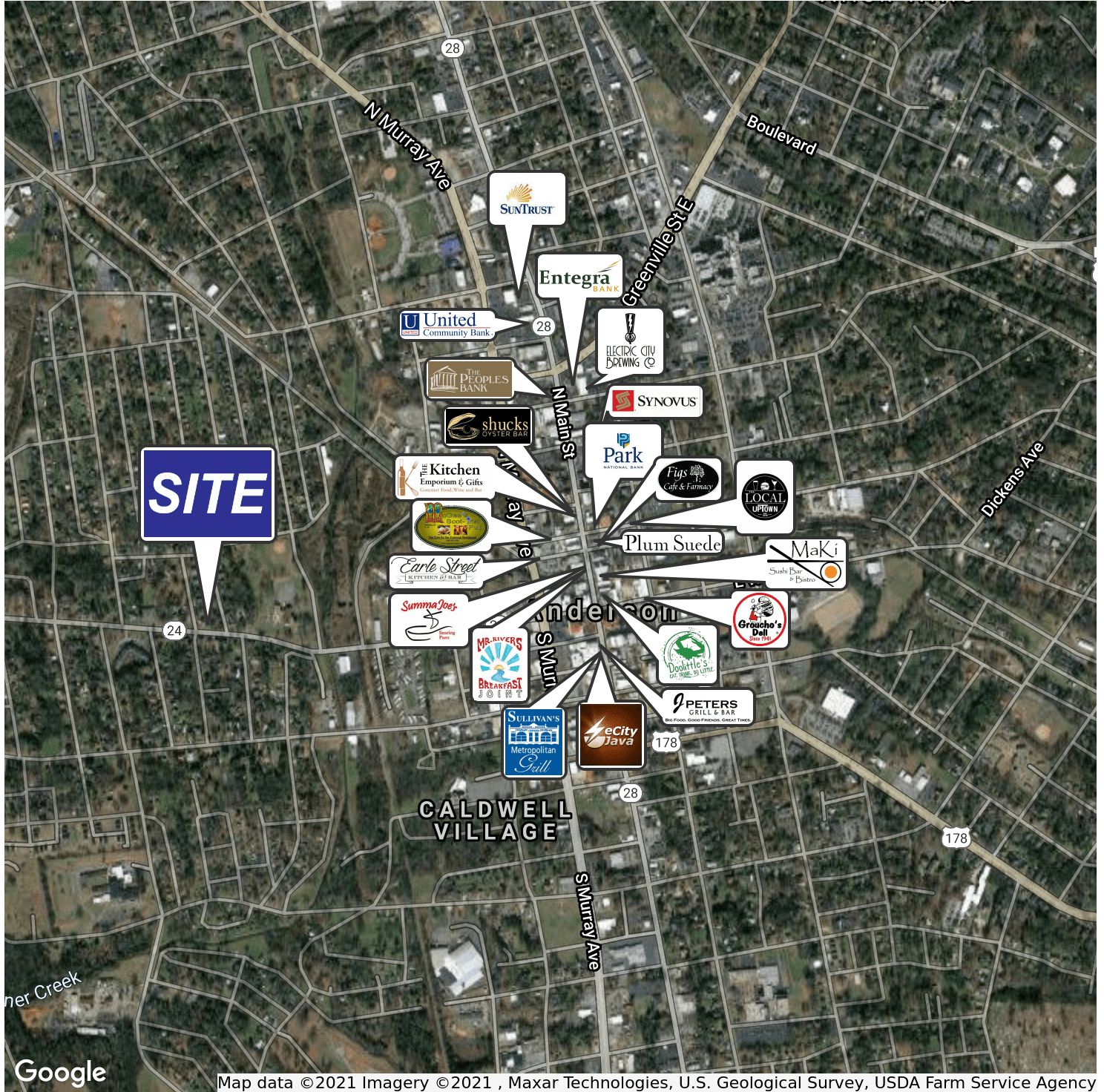
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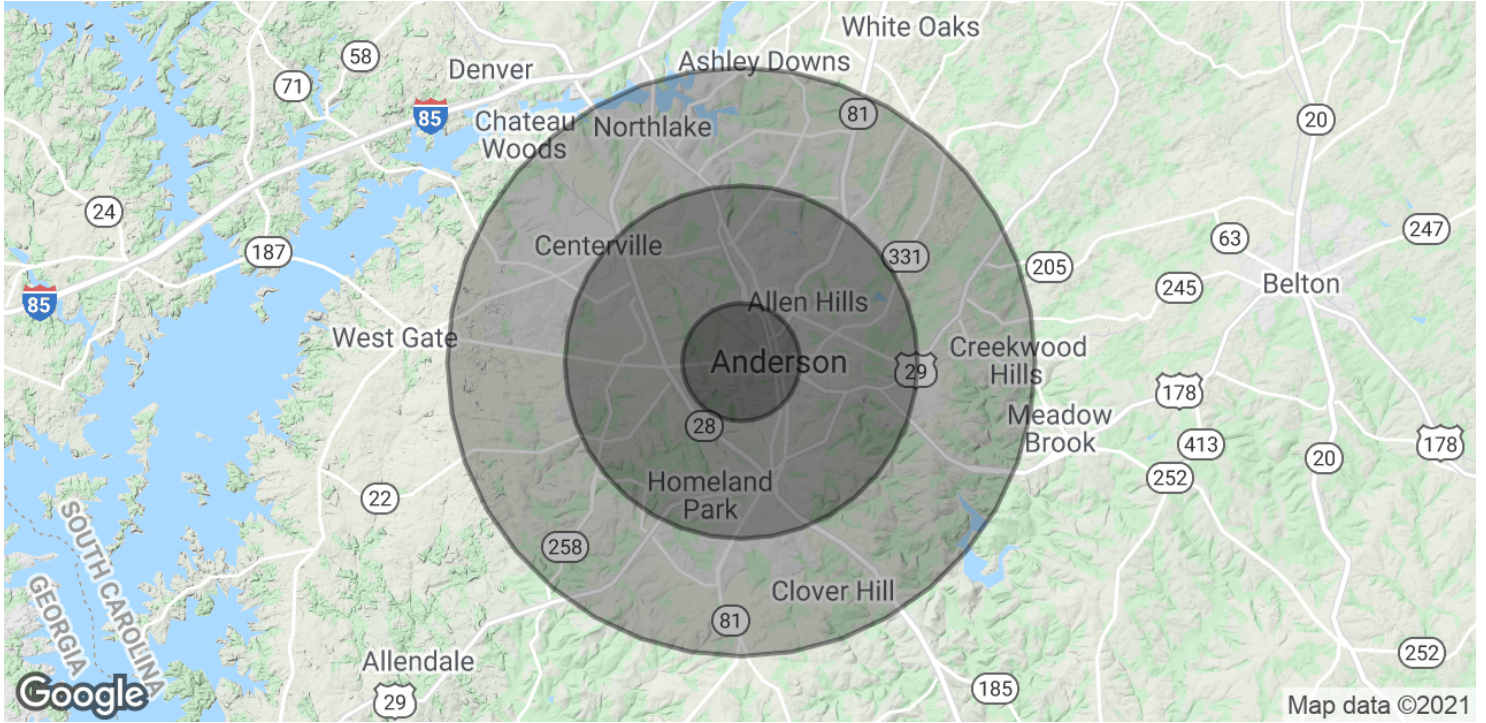




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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	4,733	34,325	67,905
Average age	38.4	36.1	37.4
Average age (Male)	39.3	34.3	35.8
Average age (Female)	38.8	37.7	38.6
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	2,168	13,991	27,487
# 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 2010 US Census

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