



**COLDWELL  
BANKER  
COMMERCIAL**  
CAINE

## BELTLINE PROFESSIONAL PARK OFFICE CONDOMINIUM

+/-2,012 SF

**FOR SALE: \$199,999**  
**FOR LEASE: \$11/SF NNN**

113 Broadbent Way  
Anderson, SC 29625



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# SALE/LEASE

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### CONTACT INFORMATION

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## OFFERING SUMMARY

Sale Price: \$199,999

Lease Rate: \$11/SF NNN

Available SF: +/-2,012 SF

Lot Size: 0.03 Acres

Building Size: +/-4,024 SF

Price / SF: \$99.40

## PROPERTY OVERVIEW

Office Condominium for Sale or Lease

## PROPERTY HIGHLIGHTS

- Move-in ready office condo located in Beltline Professional Park
- First Floor: Reception, 4 offices, conference room, break room, 2 restrooms
- Second Floor: +/-686 SF of open space and 1 restroom
- Low POA fees (\$125/month)
- Owner relocating
- Shared parking within business park
- Option to combine w/ adjacent neighbor (+/-4,024 Total SF)
- Anderson County Tax Map No. 1212602007

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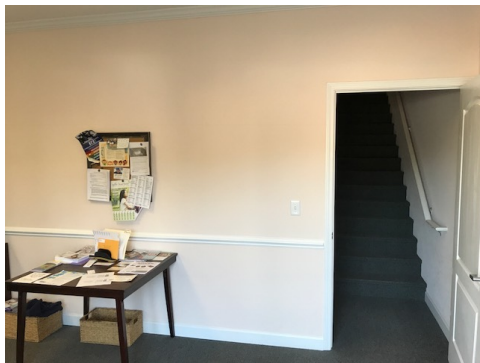


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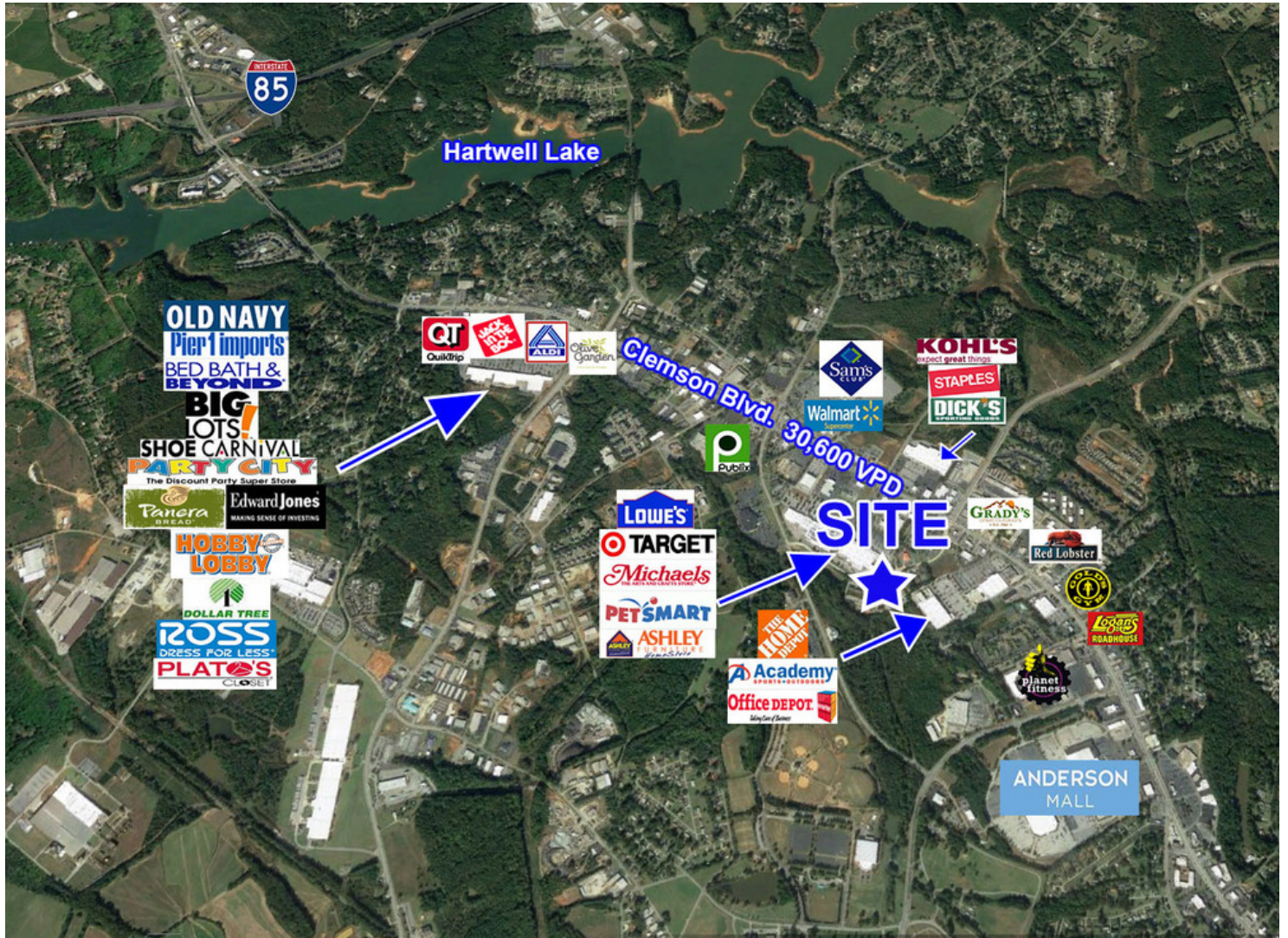
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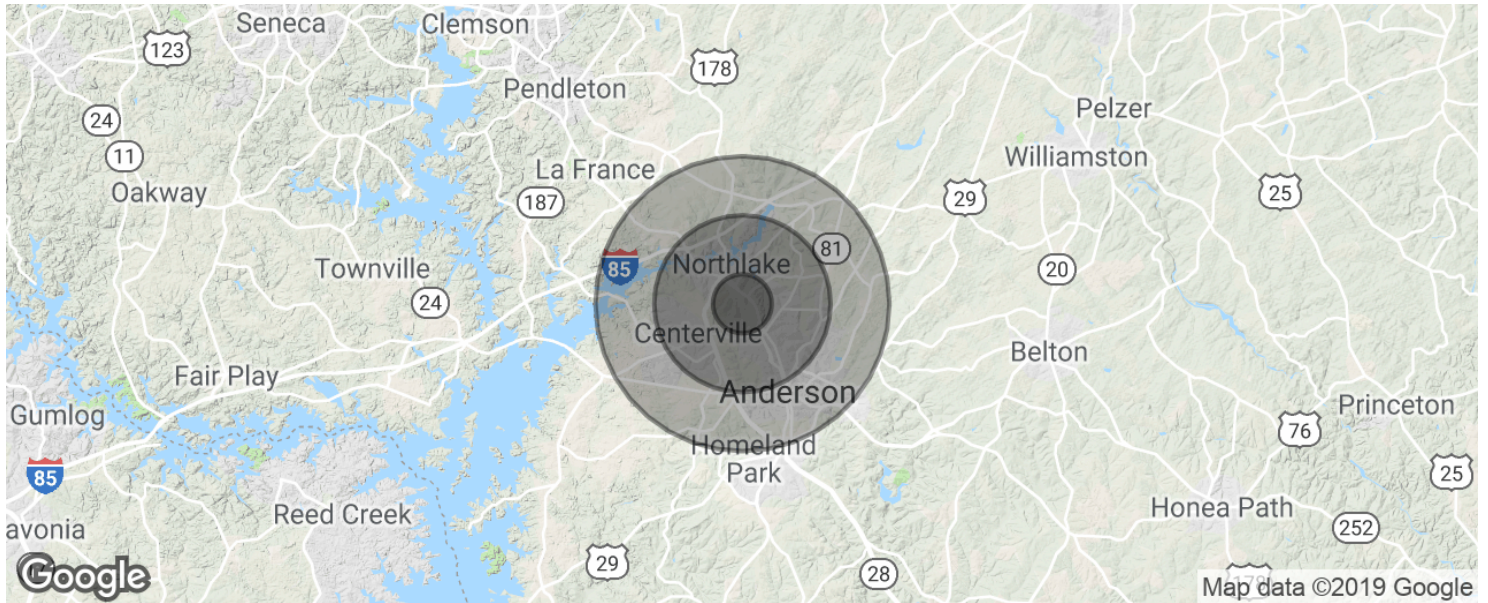
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<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total population	4,123	28,273	60,092
Median age	37.7	38.1	38.3
Median age (Male)	36.8	37.1	37.0
Median age (Female)	38.1	39.0	39.5
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total households	1,470	11,192	24,124
# of persons per HH	2.8	2.5	2.5
Average HH income	\$54,427	\$56,355	\$55,316
Average house value	\$223,220	\$191,345	\$191,093

\* Demographic data derived from 2010 US Census

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