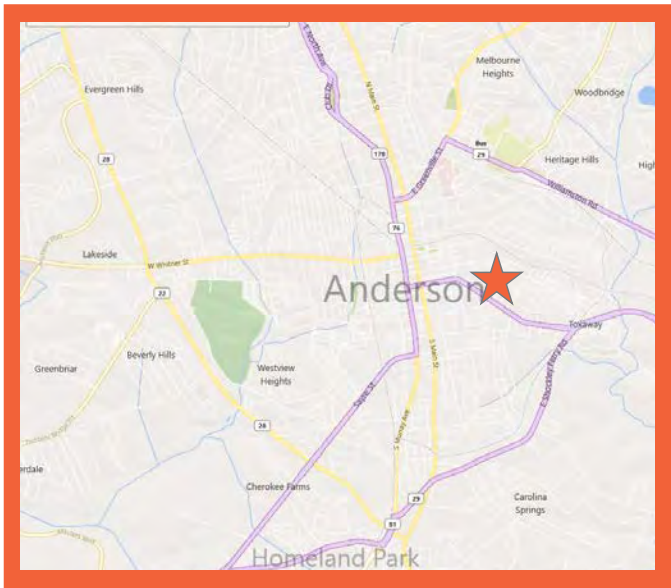


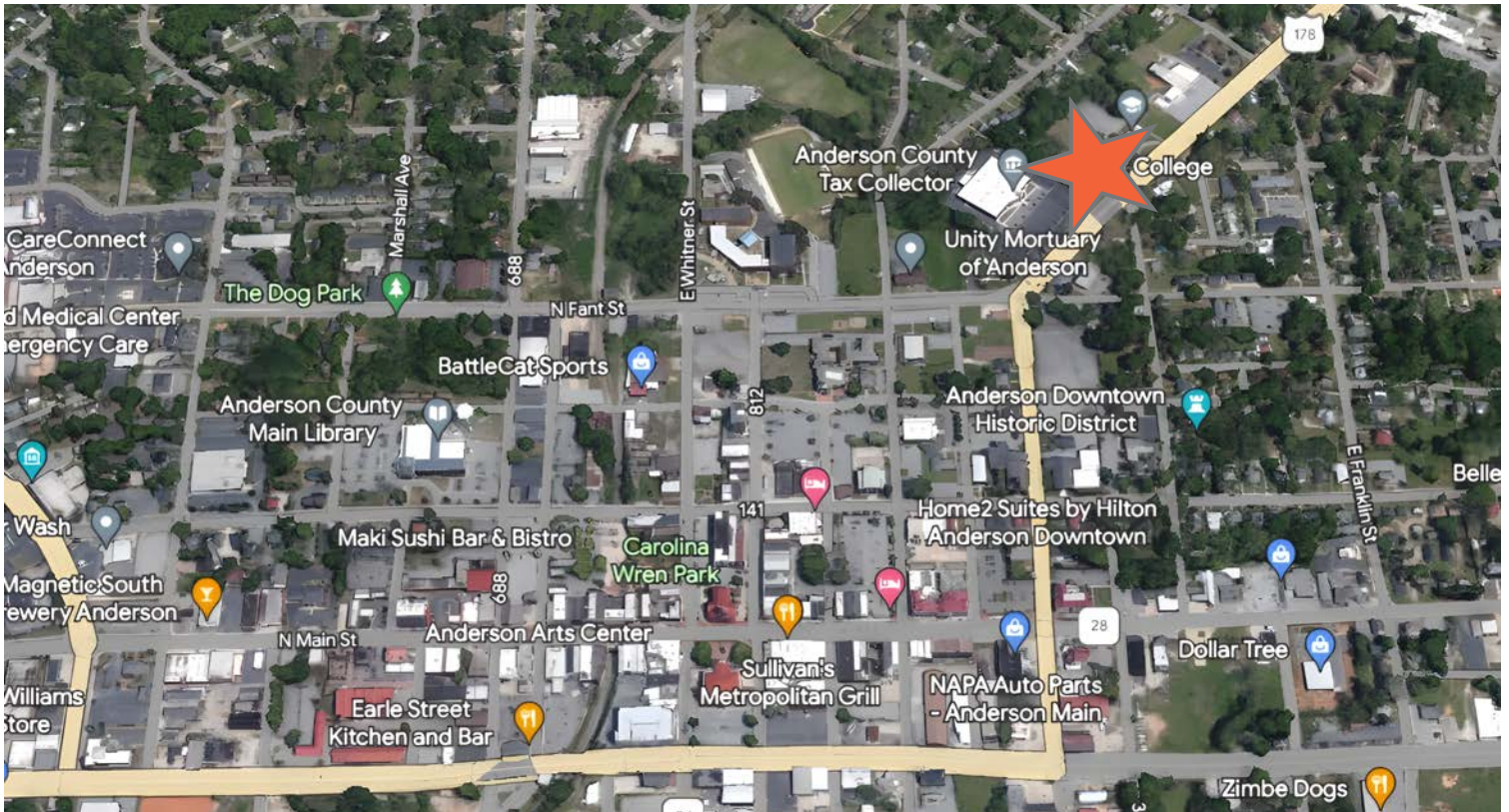
601 E River St. / Anderson, SC



For Sale or Lease

- 2 buildings on campus
 - Building A: 7,350 SF +/-
 - Building D: 768 SF +/-
- Located less than a mile from Downtown Anderson
- Conducive to classroom training
- Parcel ID#: 1490408041
- Lease Rate: **\$14.50/SF NNN**
- Purchase Price: **\$1,500,000**





DEMOGRAPHICS			
	2 Miles	5 Miles	10 Miles
2022 Population	20,931	69,061	121,009
2027 Population	22,358	73,406	128,825
Growth 2022-2027	1.4%	1.3%	1.3%
Median Age	37	38.8	40.3
2022 Households	8,328	27,738	47,946
Avg. Household Size	2.3	2.4	2.5
Avg. Household Income	\$46,746	\$63,258	\$70,537
Median Home Value	\$29,803	\$45,086	\$51,728

