



2008 W WHITNER ST.

2008 West Whitner Street, Anderson, SC 29624

JACKSON WILLIAMSON

Vice President

864.376.4442

jackson@mccoyswright.com





PROPERTY DESCRIPTION

Available for Sale (\$370,000.00)

Welcome to an unbelievable opportunity to purchase this unique industrial property at 2008 W Whitner St. Situated on 0.38 acres, this versatile property features a completely redone parking lot and multiple turnkey spaces ideal for a variety of business uses.

The centerpiece of the property is a 2,644 SF industrial warehouse equipped with both a 13.5-foot roll-up door and a 10-foot roll-up door, offering excellent accessibility for equipment, storage, and operations. The warehouse is fully heated throughout, making it functional year-round.

Adjacent to the warehouse is a 1,204 SF light flex space featuring three 7-foot roll-up doors, providing additional flexibility for workspace, storage, automotive use, or light industrial operations.

Completing the property is a recently renovated 700 SF turnkey office space, perfect for administrative operations, client meetings, or owner occupancy.

With its combination of warehouse, flex, and office space, along with ample parking and recent improvements, 2008 W Whitner St presents a rare opportunity for owner-users or investors seeking a move-in-ready industrial asset.

Contact Listing Broker for Details!

OFFERING SUMMARY

| | |
|----------------|-----------|
| Sale Price: | \$370,000 |
| Building Size: | 4,544 SF |

| DEMOGRAPHICS | 1 MILE | 3 MILES | 5 MILES |
|-------------------|----------|----------|----------|
| Total Households | 1,941 | 14,509 | 27,848 |
| Total Population | 4,568 | 35,484 | 67,392 |
| Average HH Income | \$41,854 | \$61,825 | \$71,747 |

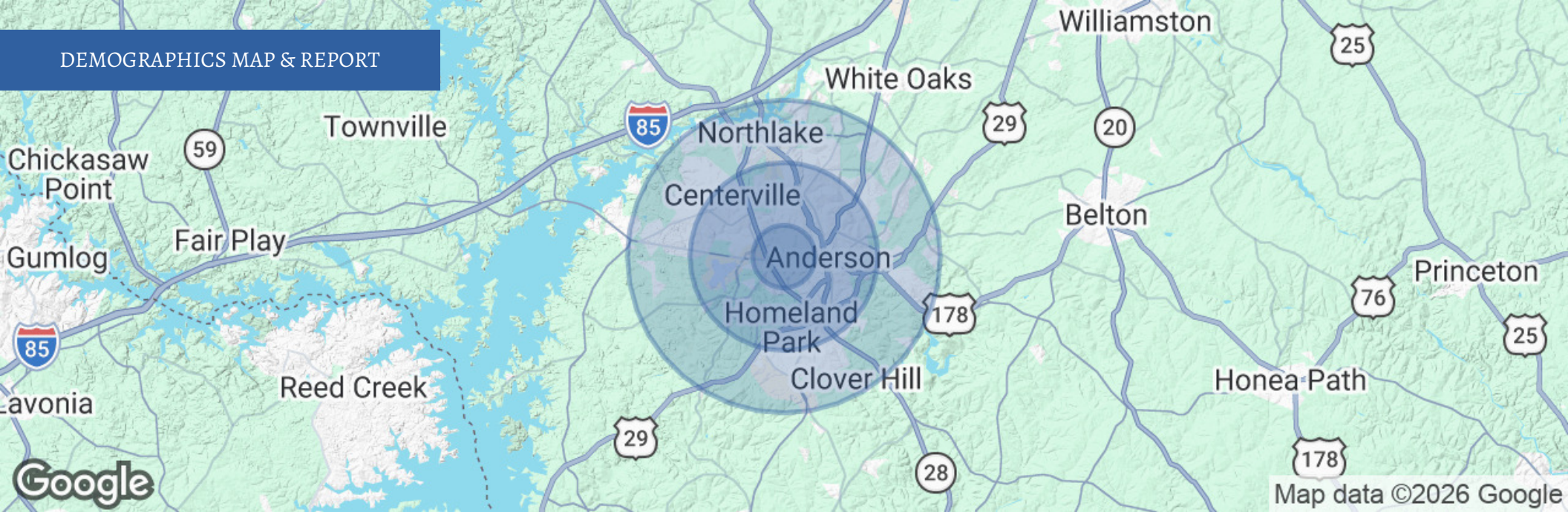


Jackson Williamson, Vice President | 864.376.4442 | jackson@mccoyswright.com

ADDITIONAL PHOTOS



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| POPULATION | 1 MILE | 3 MILES | 5 MILES |
|----------------------|-----------|-----------|-----------|
| Total Population | 4,568 | 35,484 | 67,392 |
| Average Age | 35.5 | 36.5 | 38.9 |
| Average Age (Male) | 28.8 | 33.3 | 36.7 |
| Average Age (Female) | 42.6 | 39.4 | 40.9 |
| HOUSEHOLDS & INCOME | 1 MILE | 3 MILES | 5 MILES |
| Total Households | 1,941 | 14,509 | 27,848 |
| # of Persons per HH | 2.4 | 2.4 | 2.4 |
| Average HH Income | \$41,854 | \$61,825 | \$71,747 |
| Average House Value | \$105,524 | \$168,128 | \$194,360 |

2023 American Community Survey (ACS)



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