

**104 S. CRAYTON STREET**

*ANDERSON, SC*

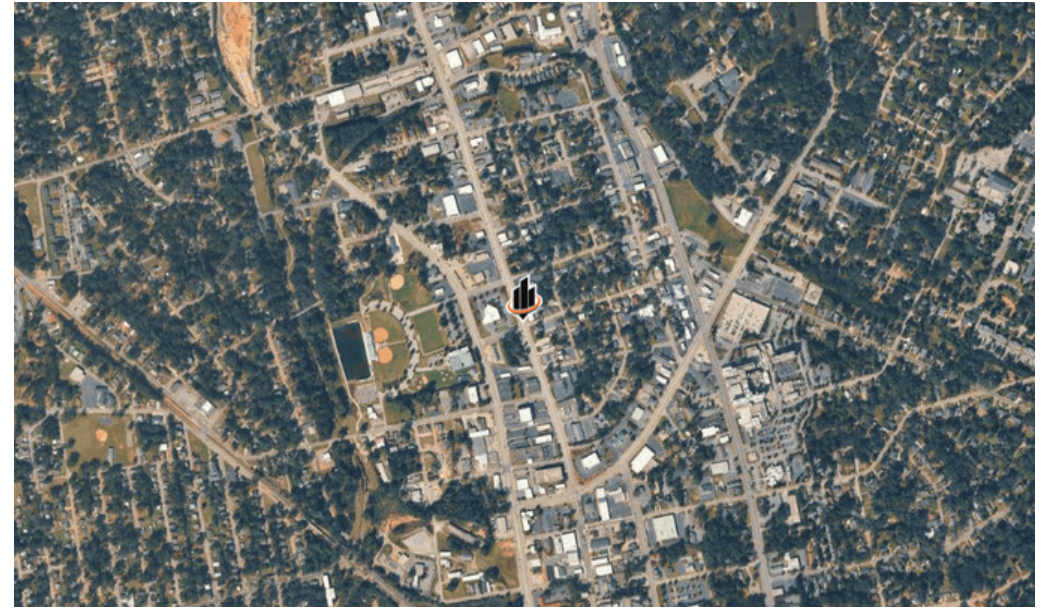


# PROPERTY SUMMARY



## PROPERTY DESCRIPTION

SVN | Palmetto is pleased to present a prime investment opportunity in the sought-after Anderson area, this property at 104 Crayton Street presents an ideal location for a landmark office development. Boasting a strategic position in the dynamic Anderson area, this property offers exceptional visibility and accessibility for potential tenants or clients. The site's ample space and versatile layout provide flexible options for office construction, making it a compelling choice for investors seeking to capitalize on the area's growth and potential. Don't miss out on the chance to shape the future of the Anderson area with this promising property investment opportunity.



## OFFERING SUMMARY

<b>SALE PRICE:</b>	\$500,000
<b>LOT SIZE:</b>	0.83 Acres

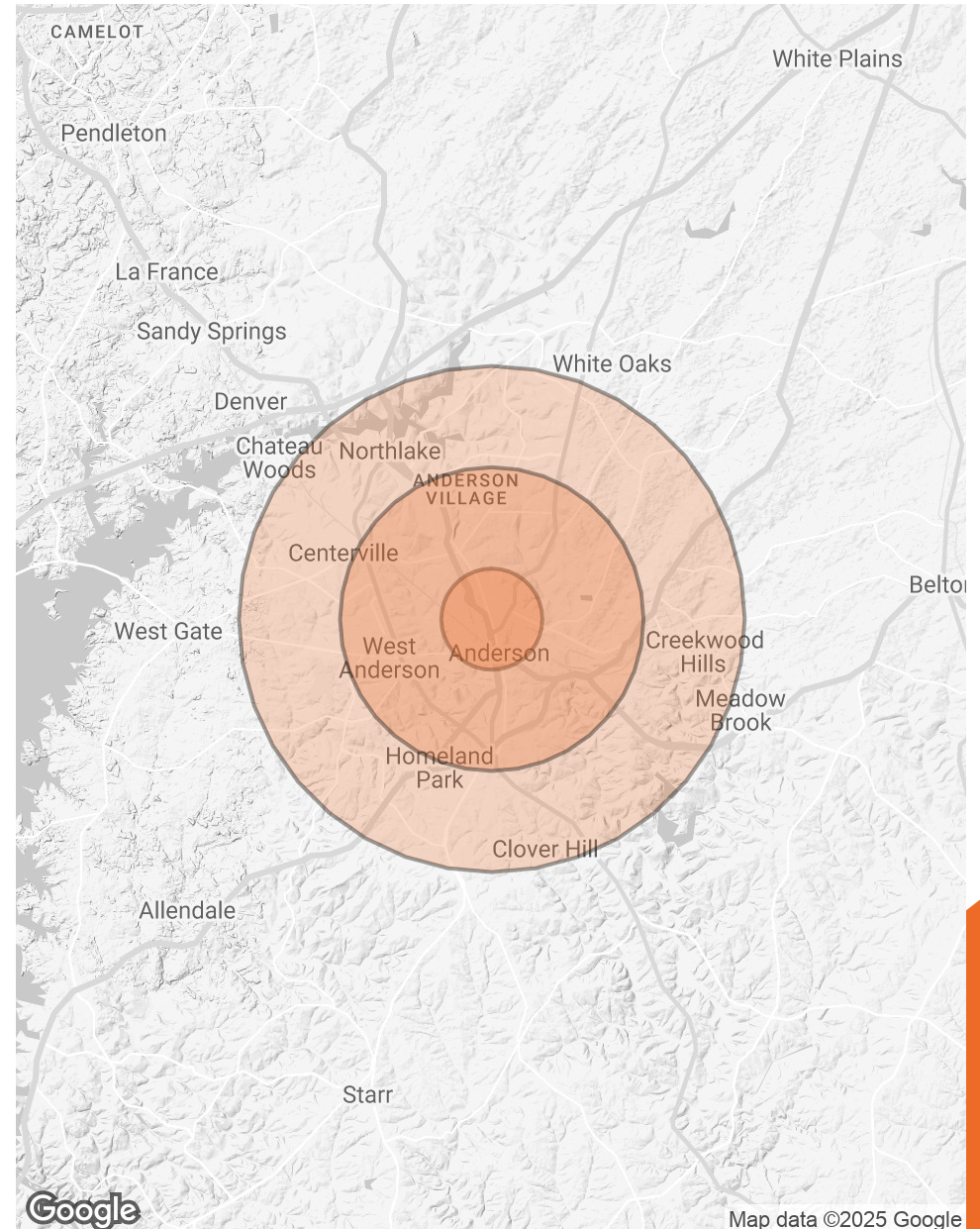
# DEMOGRAPHICS MAP & REPORT

POPULATION	3 MILES	5 MILES	1 MILE
<b>TOTAL POPULATION</b>	42,271	77,250	7,511
<b>AVERAGE AGE</b>	40	41	38
<b>AVERAGE AGE (MALE)</b>	39	40	38
<b>AVERAGE AGE (FEMALE)</b>	42	43	38

HOUSEHOLDS & INCOME	3 MILES	5 MILES	1 MILE
<b>TOTAL HOUSEHOLDS</b>	17,255	31,191	2,797
<b># OF PERSONS PER HH</b>	2.4	2.5	2.7
<b>AVERAGE HH INCOME</b>	\$65,983	\$74,625	\$59,313
<b>AVERAGE HOUSE VALUE</b>	\$211,004	\$230,033	\$192,284

Demographics data derived from AlphaMap



# SVN | PALMETTO

COMMERCIAL REAL ESTATE



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SVN Palmetto brings international exposure for our clients, while meeting their commercial real estate needs. SVN Palmetto provides outstanding coverage throughout the Carolinas. Currently a top 20 office out of the 200+ SVN network, we are one of the fastest growing real estate firms in Greenville and pride ourselves on the SVN Difference and Core Covenants.

330 Pelham Rd. Ste 100A  
Greenville, SC 29615



**INVESTMENTS - RETAIL - SELF STORAGE - OFFICE - DEVELOPMENT - PROPERTY MANAGEMENT**



**Lars Gruenefeld**  
lars.gruenefeld@svn.com  
706.302.6367



**Juan Ramos**  
juan.ramos@svn.com  
864.990.7117



**Hiren Patel**  
hiren.patel@svn.com  
828.301.0410

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