



160 OLD DENVER RD

160 Old Denver Road, Anderson, SC 29625

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PROPERTY DESCRIPTION

Located at 160 Old Denver Road in Anderson, South Carolina, this exceptional industrial property features a 10,000-square-foot warehouse facility situated on approximately 21.75 acres of land. Currently leased to Rogers Group Inc., the property offers immediate income potential with an established tenant in place.

The expansive acreage and unzoned designation provide exceptional flexibility for a wide range of industrial, commercial, storage, transportation, and development uses. The substantial land area offers room for future expansion, outdoor storage, equipment staging, or additional improvements, subject to buyer verification and applicable regulations.

OFFERING SUMMARY

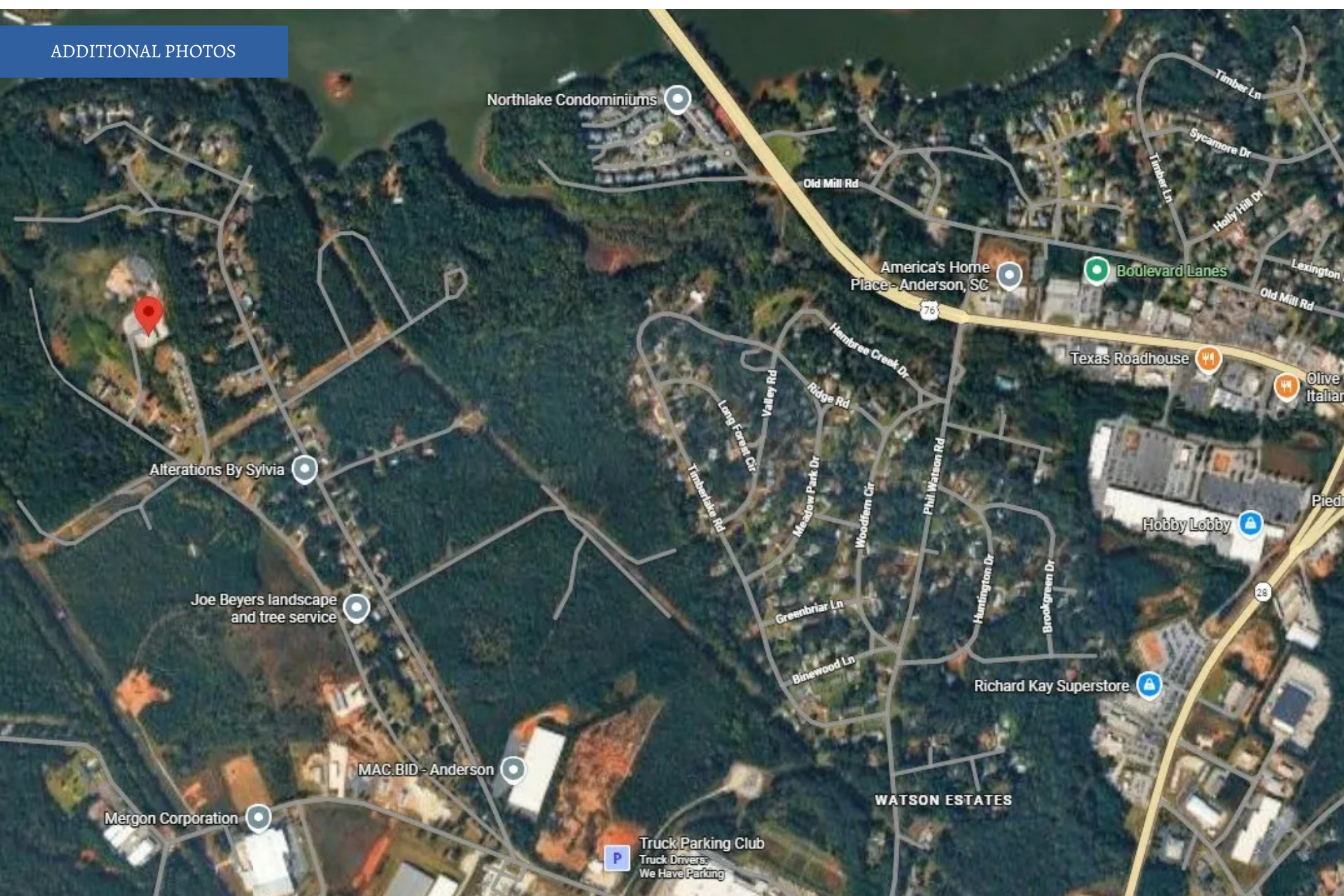
Sale Price:	\$1,200,000
Building Size:	10,000 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	628	6,258	19,371
Total Population	1,588	14,160	44,982
Average HH Income	\$89,399	\$92,331	\$86,578



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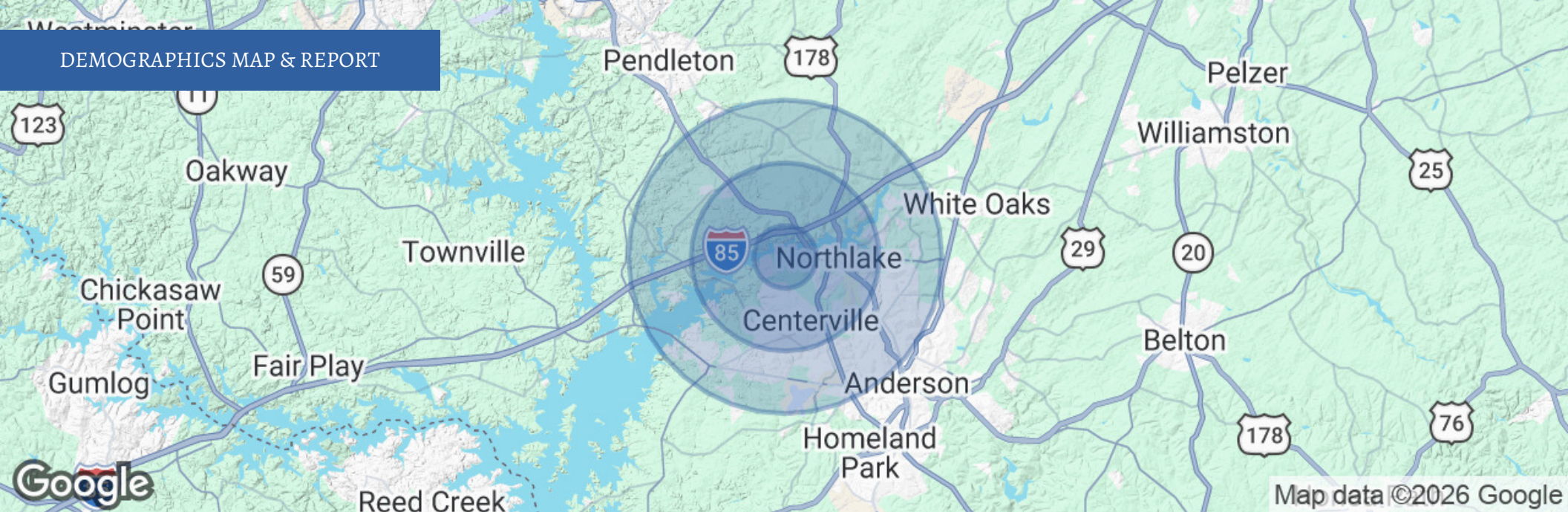


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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	1,588	14,160	44,982
Average Age	42.4	42.8	42.6
Average Age (Male)	42.3	41.3	40.9
Average Age (Female)	44.8	44.6	44.1

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	628	6,258	19,371
# of Persons per HH	2.5	2.3	2.3
Average HH Income	\$89,399	\$92,331	\$86,578
Average House Value	\$224,519	\$224,661	\$235,121

2023 American Community Survey (ACS)



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