



111 SHARPE ST.

111 Sharpe St, Anderson, SC 29621

JACKSON WILLIAMSON

Vice President

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McCOY WRIGHT
COMMERCIAL REAL ESTATE

PROPERTY SUMMARY



PROPERTY DESCRIPTION

Available For Lease
\$1,750.00/Month

Welcome to 111 Sharpe St., a Prime Office Space situated in the vibrant heart of downtown Anderson. This turn-key, +/- 1,200 SF office offers a perfect blend of functionality and modern appeal, ready to accommodate your business needs with ease.

Upon entering, you'll be greeted by a spacious, open area that sets a professional yet inviting tone. The layout includes four distinct offices, each providing a private, quiet environment ideal for focused work. The expansive open space upon entry is perfect for collaborative meetings, receptions, or flexible use, offering versatility to suit a variety of office functions.

This location places you in the center of Anderson's thriving downtown scene, where you'll benefit from increased visibility and foot traffic. Whether you're an established business looking to expand, or a new venture seeking a strategic base in a dynamic environment, this office space is ready to meet your needs.

Seize the opportunity to be part of downtown Anderson's growth and make 111 Sharpe St. your new business home.
Contact Listing Broker for Details.

OFFERING SUMMARY

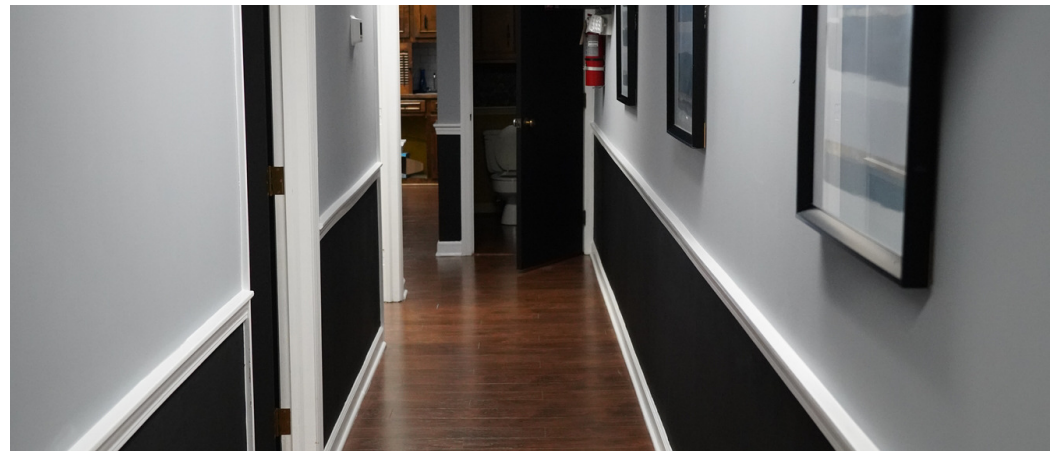
Lease Rate: \$1,750 per month (MG)
Available SF: 1,200 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,510	16,275	28,038
Total Population	6,404	40,233	68,201
Average HH Income	\$53,264	\$63,880	\$73,076



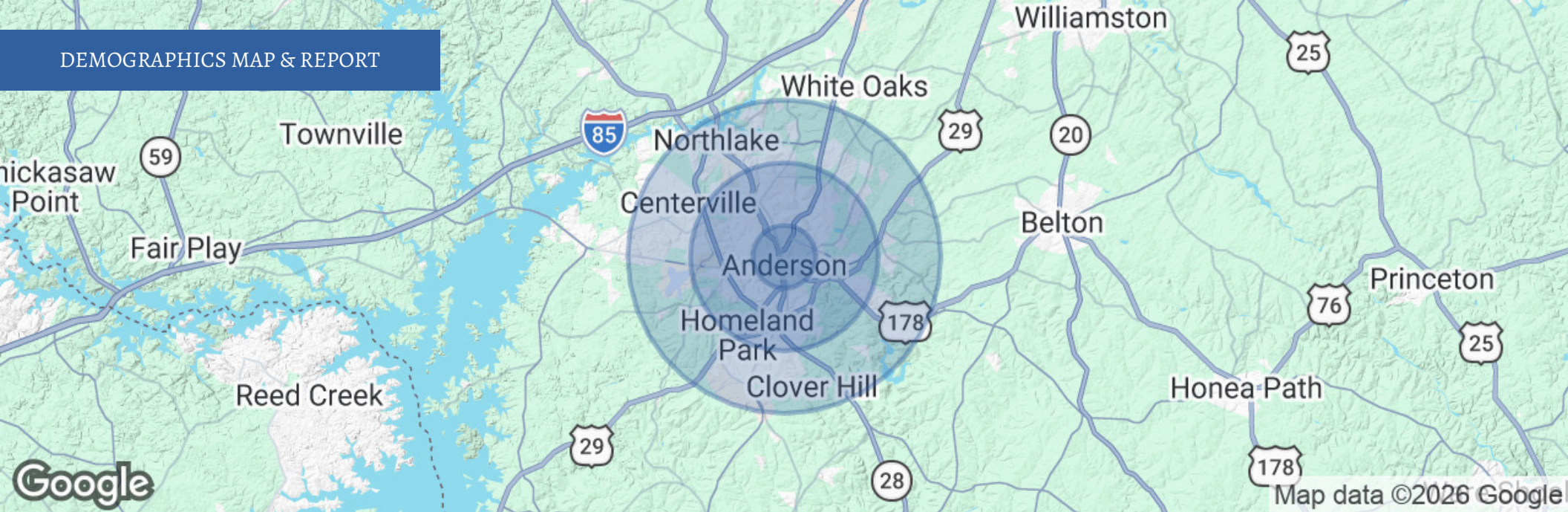
Jackson Williamson, Vice President | 864.376.4442 | jackson@mccoywright.com

ADDITIONAL PHOTOS



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DEMOGRAPHICS MAP & REPORT



POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	6,404	40,233	68,201
Average Age	35.7	36.5	38.8
Average Age (Male)	34.8	34.2	36.7
Average Age (Female)	37.9	38.5	40.7

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	2,510	16,275	28,038
# of Persons per HH	2.6	2.5	2.4
Average HH Income	\$53,264	\$63,880	\$73,076
Average House Value	\$151,286	\$184,217	\$198,553

2023 American Community Survey (ACS)



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