



110 E BENSON ST.

110 E Benson St, Anderson, SC 29624

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McCOY WRIGHT
COMMERCIAL REAL ESTATE



PROPERTY DESCRIPTION

Available for immediate occupancy are 4 single office suites on the floor above Anderson's hottest coffee shop and restaurant, The Common House. 110 E Benson St has four upstairs Suites A,B,C,D. They have been recently renovated, and present some of the best opportunity for multiple types of single office users in Downtown Anderson. Suites A, B, and C are approximately 250 sq ft, and Suite D is approximately 400 with soaring ceilings and a commanding view of Downtown.

- All Utilities included
- great location above the Common House
- Second floor access via door on Benson St.
- shared bathroom
- Suite A, B, C = \$600/month
- Suite D = \$900/month

OFFERING SUMMARY

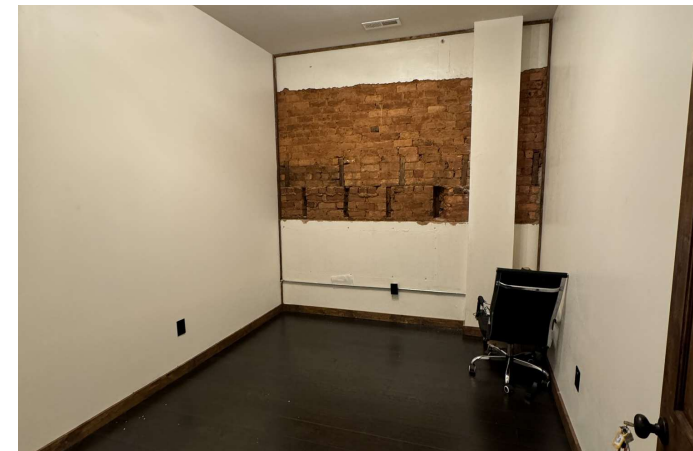
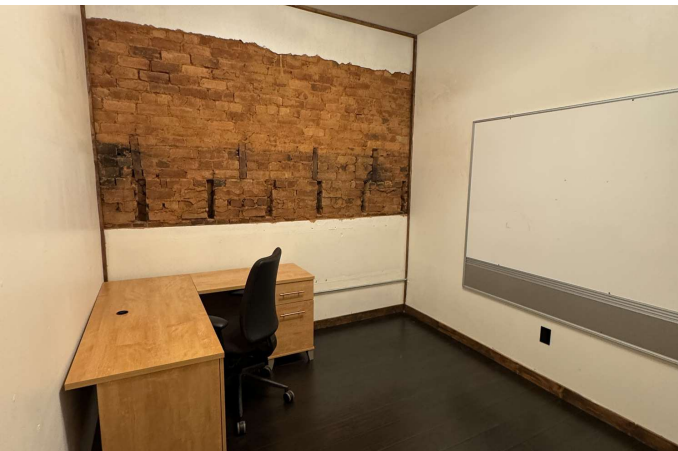
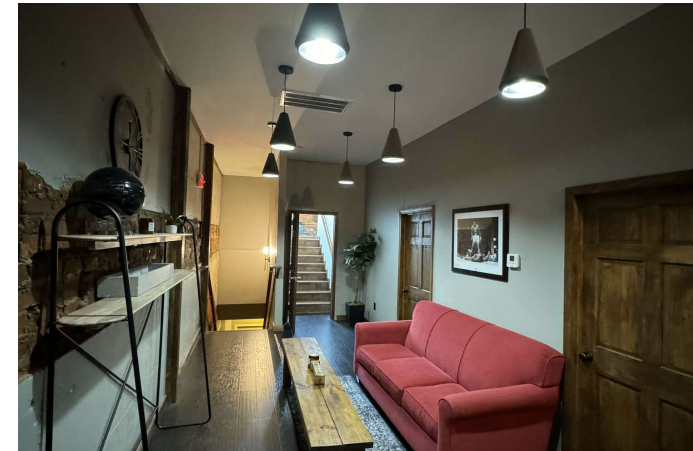
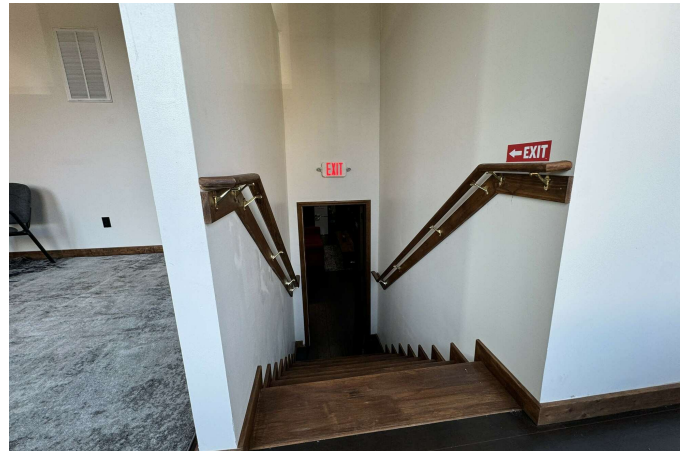
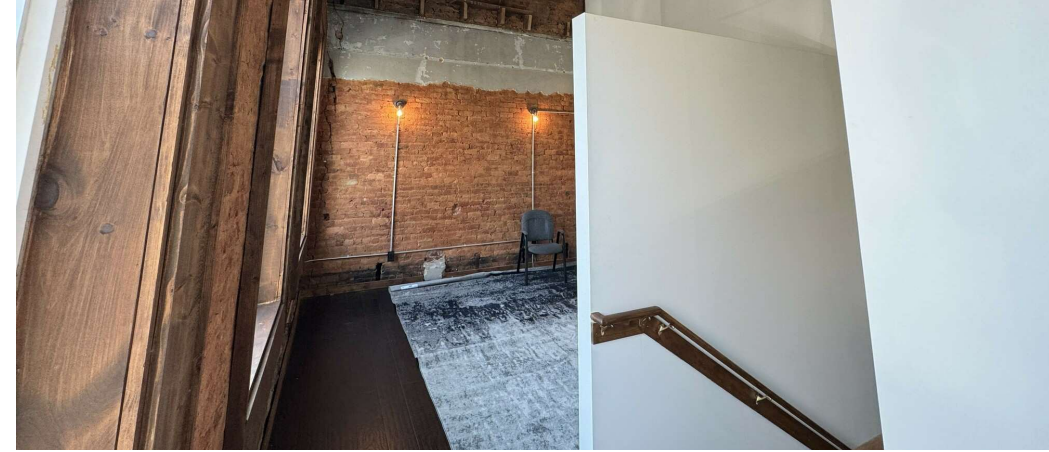
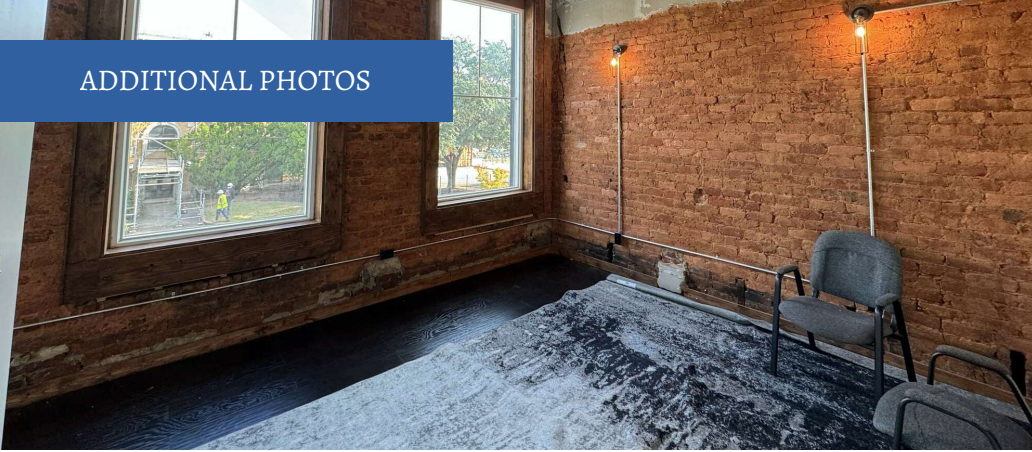
Lease Rate:	\$600.00 - 900.00 per month (Gross)
Available SF:	250 - 400 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,920	16,504	28,286
Total Population	7,295	40,884	70,004
Average HH Income	\$45,087	\$61,246	\$70,648



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ADDITIONAL PHOTOS



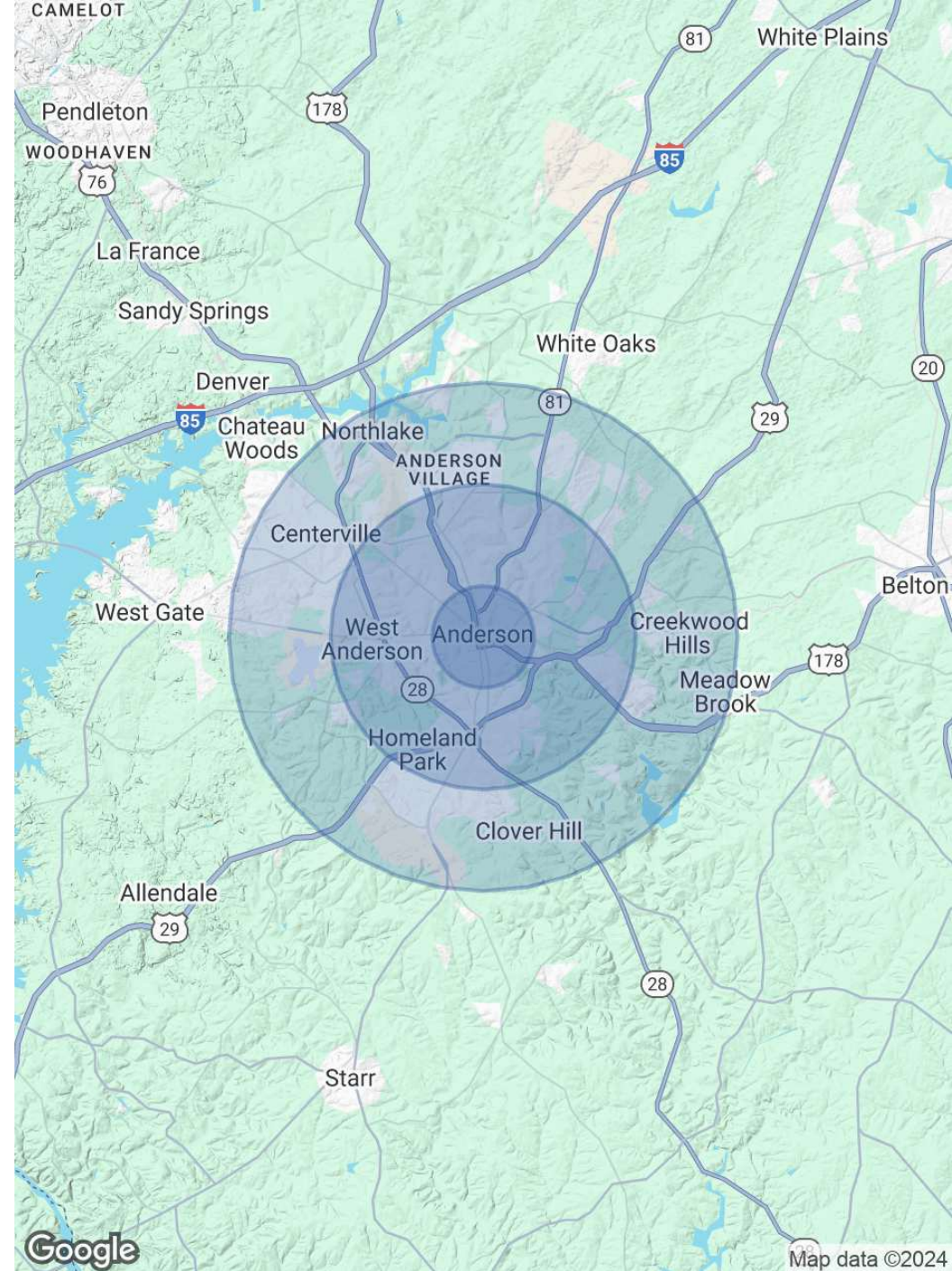
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DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	7,295	40,884	70,004
Average Age	40	40	41
Average Age (Male)	39	38	39
Average Age (Female)	41	42	42

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,920	16,504	28,286
# of Persons per HH	2.5	2.5	2.5
Average HH Income	\$45,087	\$61,246	\$70,648
Average House Value	\$146,265	\$187,506	\$217,261

Demographics data derived from AlphaMap



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