

124 W WHITNER

124 West Whitner Street, Anderson, SC 29624

MAX KINSER

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PROPERTY DESCRIPTION

Fantastic opportunity for a restaurant user to occupy a newly renovated restaurant building in booming downtown Anderson, SC. 124 W Whitner is offered for lease at \$4,200/month. The building has a new roof within the last 3 years, and has been recently renovated. The downstairs is built out for a restaurant (currently occupied until the end of May 2025 by Tifudi, a thai fusion restaurant)

OFFERING SUMMARY

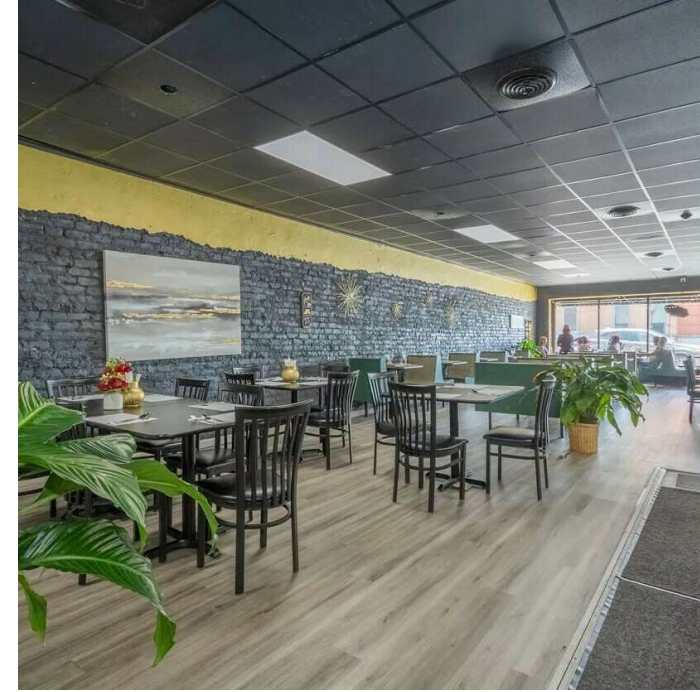
Lease Rate:	\$4,200.00 per month (MG)
Available SF:	3,000 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,776	16,916	28,131
Total Population	6,966	41,802	69,607
Average HH Income	\$45,231	\$61,450	\$70,409



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ADDITIONAL PHOTOS



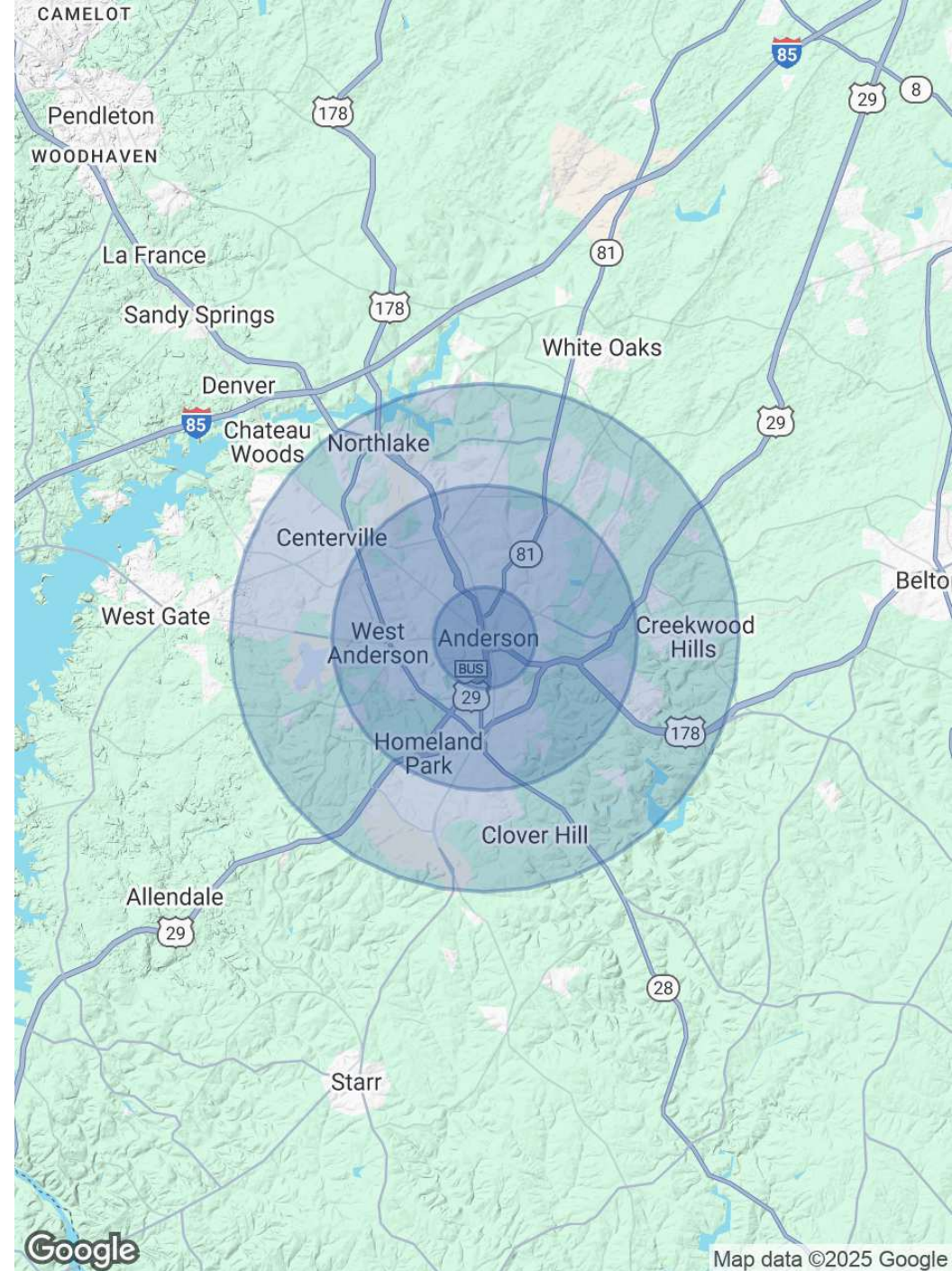
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DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,966	41,802	69,607
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	2,776	16,916	28,131
# of Persons per HH	2.5	2.5	2.5
Average HH Income	\$45,231	\$61,450	\$70,409
Average House Value	\$146,505	\$188,620	\$217,094

Demographics data derived from AlphaMap



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