



1401 S FANT

1401 S Fant St. , Anderson, SC 29624

MAX KINSER

Vice President

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PROPERTY DESCRIPTION

1401 S Fant St. is a 6,636 formerly operated as the Johnson Funeral Home. The building is well found and features ample parking, a large chapel area, 3 offices, 3 restrooms (one with shower), a break room, morticians room, and an area formerly used for retail display. Property encompasses 6 total TMS numbers and is approx. .76 acres. This building lends itself well to continued operation as a funeral home/mortuary, a church, and possibly an office if the City of Anderson allows the use.

PROPERTY HIGHLIGHTS

- approx. .76 acres
- approx. 6,636 sq ft (\$60/sq ft)
- roof is less than 1 year old
- recent HVAC upgrades
- brick exterior

OFFERING SUMMARY

Sale Price:	\$399,000
Building Size:	6,636 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,263	15,365	27,799
Total Population	5,395	38,248	68,945
Average HH Income	\$38,623	\$56,889	\$69,028



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ADDITIONAL PHOTOS



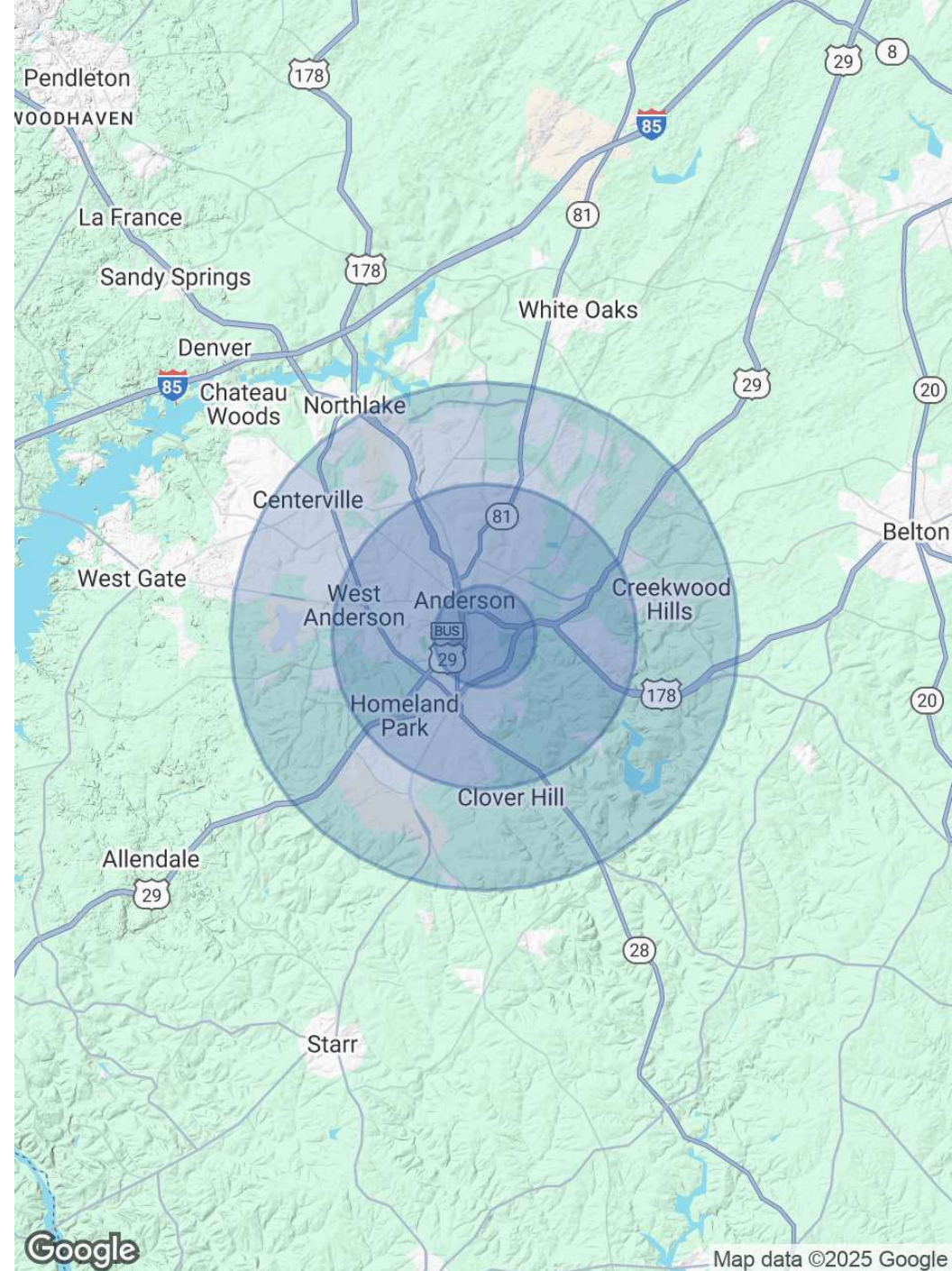
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DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,395	38,248	68,945
Average Age	41	40	41
Average Age (Male)	40	38	39
Average Age (Female)	43	41	42

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,263	15,365	27,799
# of Persons per HH	2.4	2.5	2.5
Average HH Income	\$38,623	\$56,889	\$69,028
Average House Value	\$126,265	\$172,853	\$213,723

Demographics data derived from AlphaMap



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