



**3453 Hwy. 153 | Piedmont, SC 29673  
For Lease**

***Medical Office Building Located at the  
Corner of Hwys. 153 and 81***

## LEASING BROCHURE

Delivered by Laurens Nicholson, CCIM, SIOR  
and Matt Brashier



40 W. Broad Street, Suite 500  
Greenville, SC 29601  
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[www.windsoraughtry.com](http://www.windsoraughtry.com)

# TABLE OF CONTENTS

---

## 1

### **Property Overview**

Executive Summary – Page 3

Floor Plan – Page 4

Survey | Parking – Page 5

## 2

### **Location Overview**

Regional Map | Drive Times – Page 6

Aerial – Page 7

Property Aerial – Page 8

## 3

### **Market Overview**

Market Analysis – Page 9

Demographics – Page 10, 11, 12

## 4

### **Broker Overview**

Laurens Nicholson, CCIM, SIOR – Page 13

Matt Brashier – Page 14

Windsor Aughtry Company, Inc. – Page 15

# 1 **PROPERTY OVERVIEW | Executive Summary**

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## **Address**

3453 Highway 153, Piedmont, SC 29673

## **Tax Map Number**

23600-11001

## **Interstate**

Only 2 miles from I-85

## **Property Features**

Electrical:

120/208 volts/400 amp total area

Meter split for 2 tenants

Ample parking

Alarm system allowance in upfit costs

## **County**

Anderson

## **Building Size**

For Lease: +/- 1,400 – 4,550 SF

## **Asking Price**

Call for pricing

## **Land Size**

+/-1.54 acres

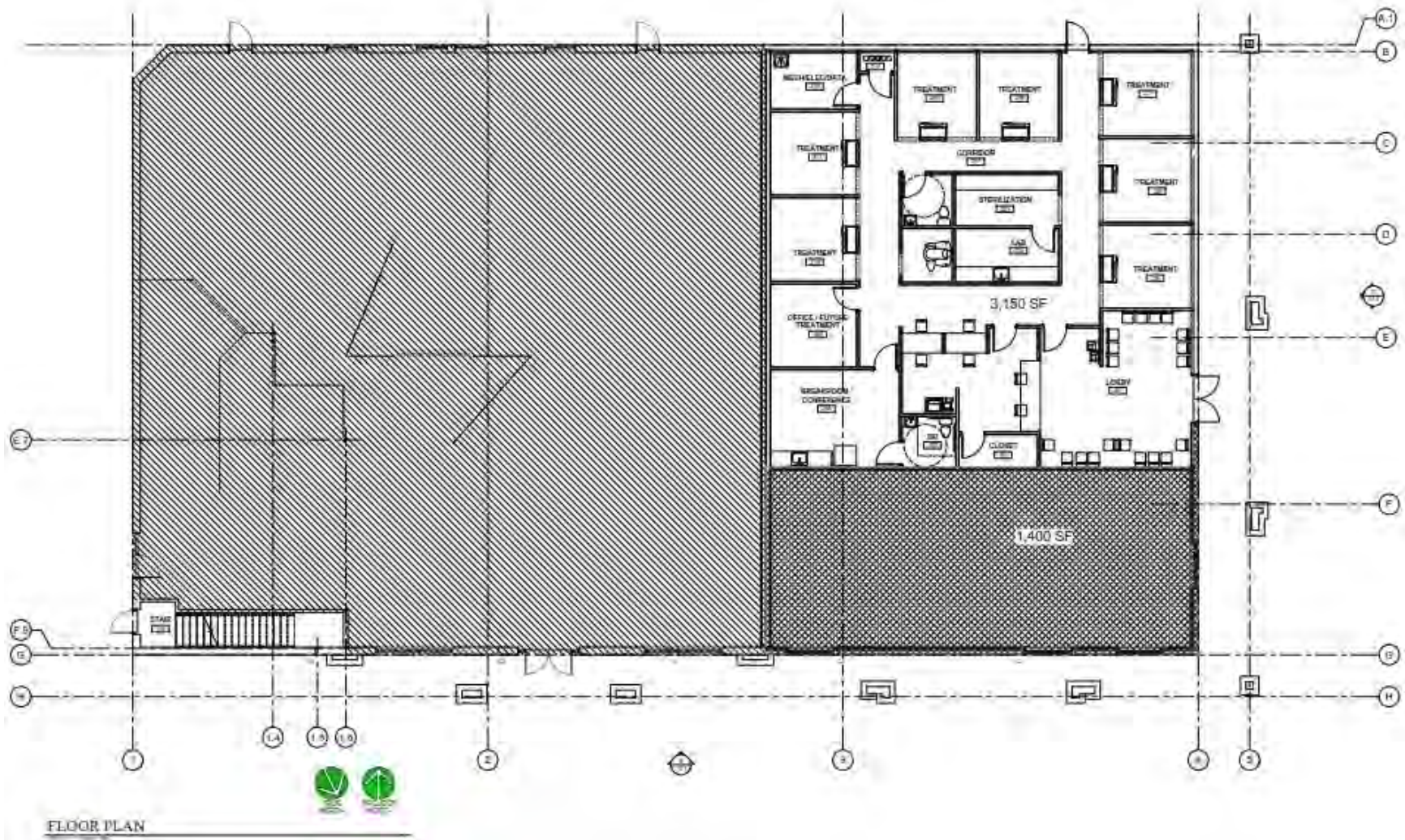
## **Year Built**

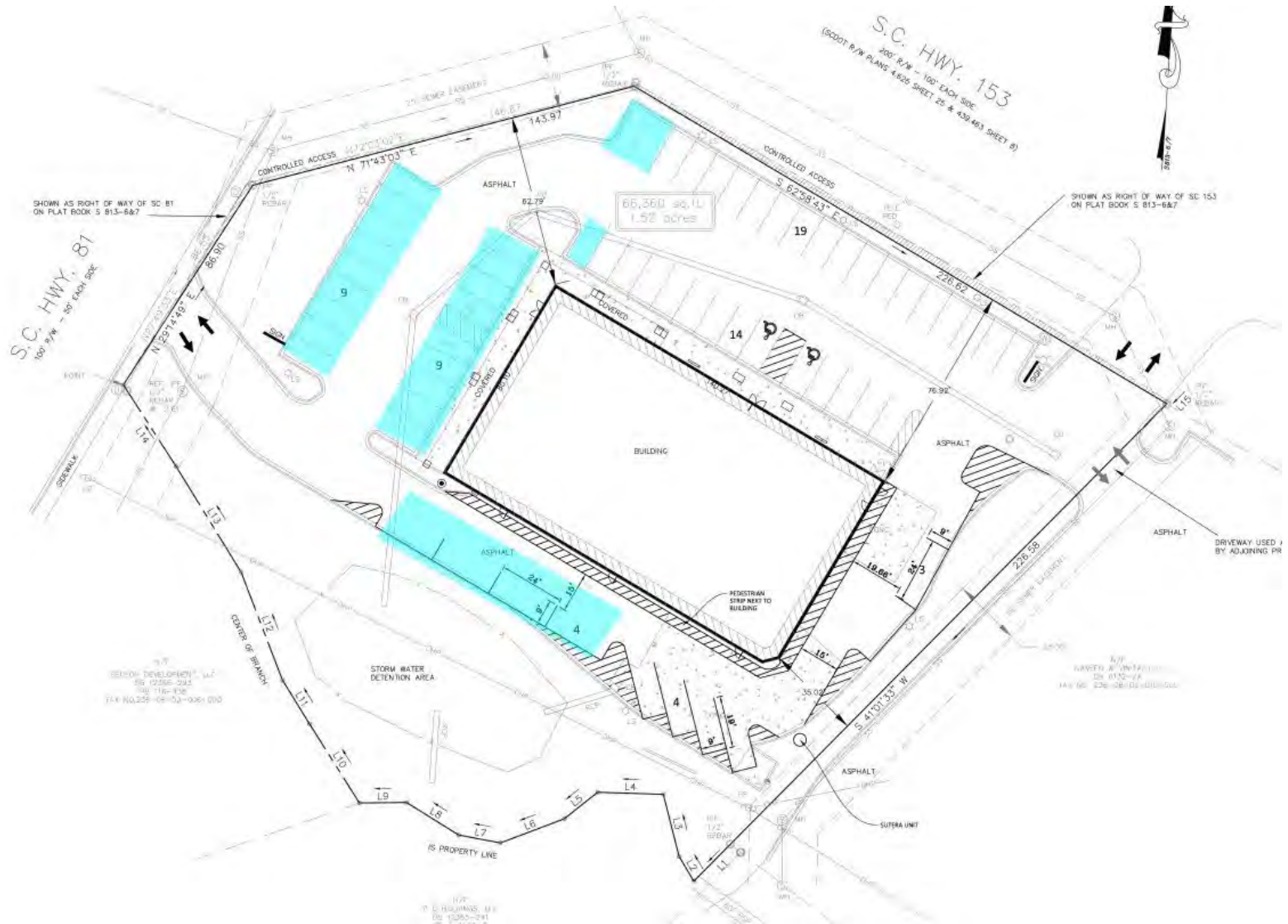
Renovated in 2019



# 1

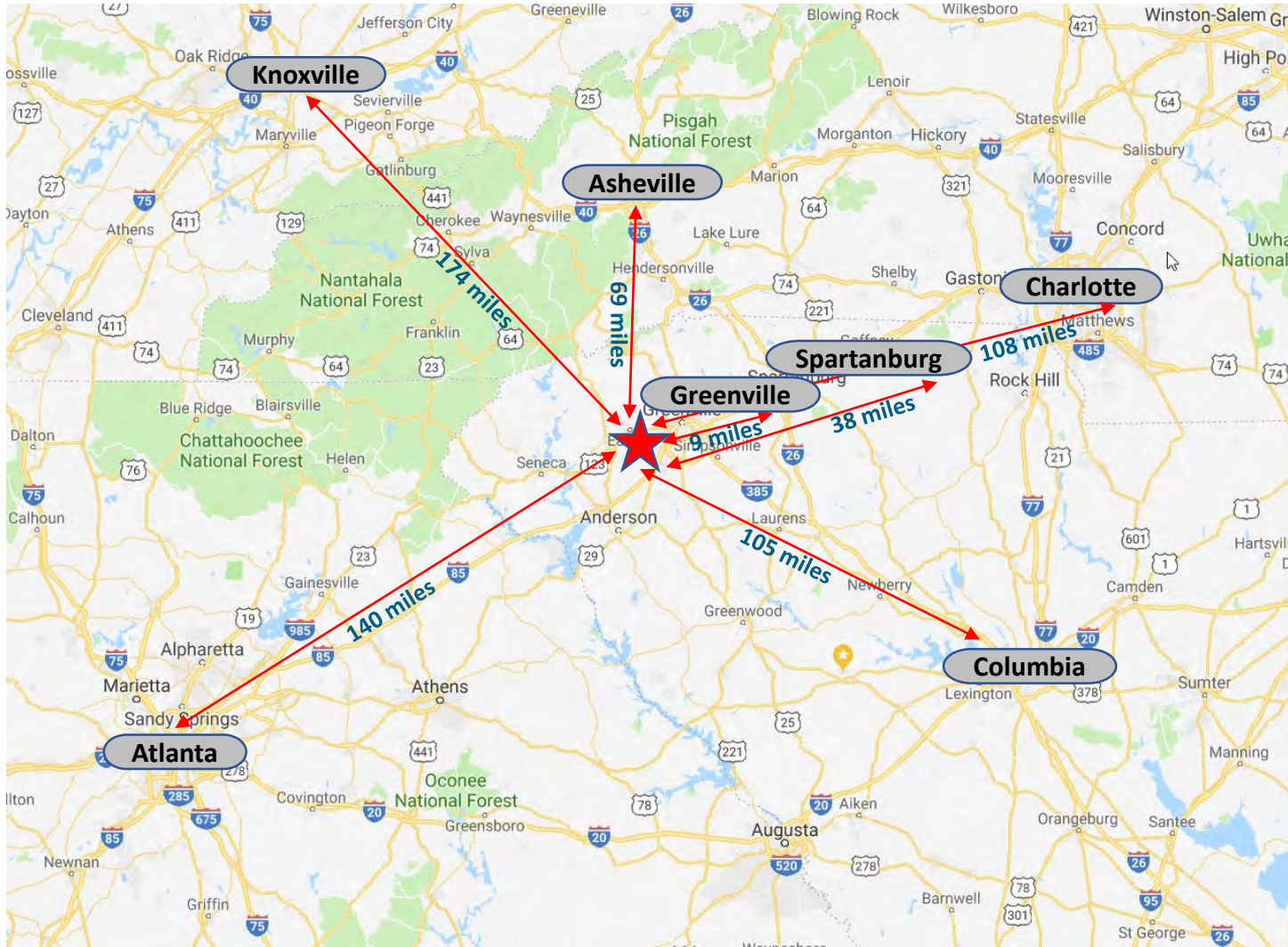
## PROPERTY OVERVIEW | Floor Plan







# 2 LOCATION OVERVIEW | Regional Map | Drive Times





# 2

## LOCATION OVERVIEW | Aerial



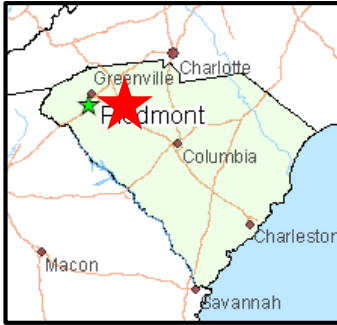


# 2

## LOCATION OVERVIEW | Property Aerial







## DOING BUSINESS IN THE UPSTATE

The “Electric City”, Anderson, SC, has seen a surge of development due to the area’s business-friendly environment. Big-name companies such as Michelin, TTI, Bosch, Ryobi, and Walgreen’s Distribution (to name a few) are located in this area. Anderson is able to seamlessly blend their heritage with their vision for the future.

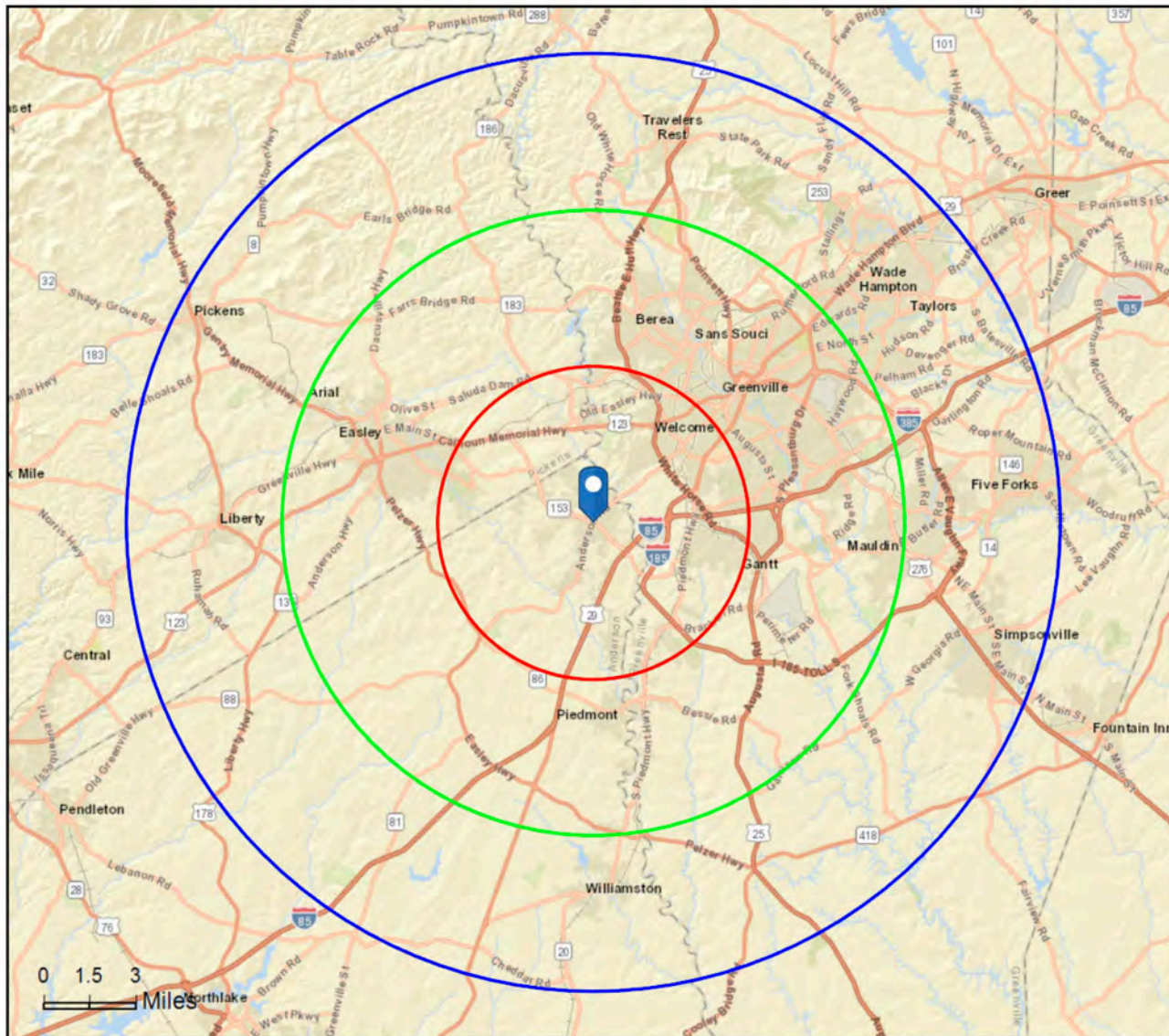
## ANDERSON COUNTY

Anderson County sits in the state’s northwestern corner – an area commonly referred to as the Upstate. Midway between Charlotte, NC, and Atlanta, GA, along Interstate 85, on what was once Cherokee hunting grounds, Anderson County is studded with landmarks from the past. The area has many treasures for those interested in exploring its history. Anderson University calls Anderson County home and has a student population of over 2,000 students along with Clemson University in Pickens County with over 20,000 students.

## CONSIDER THIS

The Upstate has more foreign manufacturing investment per capita than anywhere else in the United States. The Upstate area is home to more than 245 international companies from 20 countries. Approximately 170 corporate headquarters are located in the Upstate.

# 3 MARKET OVERVIEW | Demographics | 5, 10, 15 Mile Radii





# 3 MARKET OVERVIEW | Demographics | 5, 10, 15 Mile Radii

|                        | 5 miles | 10 miles | 15 miles |
|------------------------|---------|----------|----------|
| <b>Population</b>      |         |          |          |
| 2000 Population        | 53,565  | 228,610  | 418,630  |
| 2010 Population        | 58,900  | 249,191  | 478,015  |
| 2018 Population        | 65,287  | 278,131  | 534,508  |
| 2023 Population        | 69,442  | 297,721  | 573,302  |
| 2000-2010 Annual Rate  | 0.95%   | 0.87%    | 1.34%    |
| 2010-2018 Annual Rate  | 1.26%   | 1.34%    | 1.36%    |
| 2018-2023 Annual Rate  | 1.24%   | 1.37%    | 1.41%    |
| 2018 Male Population   | 48.9%   | 48.7%    | 48.7%    |
| 2018 Female Population | 51.1%   | 51.3%    | 51.3%    |
| 2018 Median Age        | 39.5    | 38.2     | 39.1     |

In the identified area, the current year population is 534,508. In 2010, the Census count in the area was 478,015. The rate of change since 2010 was 1.36% annually. The five-year projection for the population in the area is 573,302 representing a change of 1.41% annually from 2018 to 2023. Currently, the population is 48.7% male and 51.3% female.

## Median Age

The median age in this area is 39.5, compared to U.S. median age of 38.3.

## Race and Ethnicity

|  |       |       |       |
|--|-------|-------|-------|
| 2018 White Alone                         | 68.5% | 68.1% | 74.6% |
| 2018 Black Alone                         | 21.8% | 22.4% | 16.7% |
| 2018 American Indian/Alaska Native Alone | 0.4%  | 0.4%  | 0.3%  |
| 2018 Asian Alone                         | 0.8%  | 1.1%  | 2.0%  |
| 2018 Pacific Islander Alone              | 0.0%  | 0.1%  | 0.1%  |
| 2018 Other Race                          | 6.3%  | 5.5%  | 4.1%  |
| 2018 Two or More Races                   | 2.2%  | 2.4%  | 2.2%  |
| 2018 Hispanic Origin (Any Race)          | 10.3% | 10.0% | 8.3%  |

Persons of Hispanic origin represent 8.3% of the population in the identified area compared to 18.3% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 50.4 in the identified area, compared to 64.3 for the U.S. as a whole.

## Households

|                             |        |         |         |
|-----------------------------|--------|---------|---------|
| 2000 Households             | 20,973 | 92,328  | 164,845 |
| 2010 Households             | 22,716 | 99,437  | 188,003 |
| 2018 Total Households       | 24,948 | 111,046 | 210,241 |
| 2023 Total Households       | 26,450 | 118,943 | 225,471 |
| 2000-2010 Annual Rate       | 0.80%  | 0.74%   | 1.32%   |
| 2010-2018 Annual Rate       | 1.14%  | 1.35%   | 1.36%   |
| 2018-2023 Annual Rate       | 1.18%  | 1.38%   | 1.41%   |
| 2018 Average Household Size | 2.61   | 2.45    | 2.49    |

The household count in this area has changed from 188,003 in 2010 to 210,241 in the current year, a change of 1.36% annually. The five-year projection of households is 225,471, a change of 1.41% annually from the current year total. Average household size is currently 2.49, compared to 2.49 in the year 2010. The number of families in the current year is 139,845 in the specified area.

# 3 MARKET OVERVIEW | Demographics | 5, 10, 15 Mile Radii

|                                 | 5 miles  | 10 miles | 15 miles |
|---------------------------------|----------|----------|----------|
| <b>Median Household Income</b>  |          |          |          |
| 2018 Median Household Income    | \$45,481 | \$45,314 | \$53,277 |
| 2023 Median Household Income    | \$51,827 | \$52,059 | \$60,168 |
| 2018-2023 Annual Rate           | 2.65%    | 2.81%    | 2.46%    |
| <b>Average Household Income</b> |          |          |          |
| 2018 Average Household Income   | \$66,262 | \$65,135 | \$74,632 |
| 2023 Average Household Income   | \$75,806 | \$74,608 | \$84,897 |
| 2018-2023 Annual Rate           | 2.73%    | 2.75%    | 2.61%    |
| <b>Per Capita Income</b>        |          |          |          |
| 2018 Per Capita Income          | \$25,283 | \$26,427 | \$29,762 |
| 2023 Per Capita Income          | \$28,815 | \$30,203 | \$33,762 |
| 2018-2023 Annual Rate           | 2.65%    | 2.71%    | 2.55%    |

## Households by Income

Current median household income is \$53,277 in the area, compared to \$58,100 for all U.S. households. Median household income is projected to be \$60,168 in five years, compared to \$65,727 for all U.S. households

Current average household income is \$74,632 in this area, compared to \$83,694 for all U.S. households. Average household income is projected to be \$84,897 in five years, compared to \$96,109 for all U.S. households

Current per capita income is \$29,762 in the area, compared to the U.S. per capita income of \$31,950. The per capita income is projected to be \$33,762 in five years, compared to \$36,530 for all U.S. households

## Housing

|                                    |        |         |         |
|------------------------------------|--------|---------|---------|
| 2000 Total Housing Units           | 23,052 | 101,390 | 179,111 |
| 2000 Owner Occupied Housing Units  | 15,253 | 59,256  | 114,191 |
| 2000 Renter Occupied Housing Units | 5,720  | 33,071  | 50,654  |
| 2000 Vacant Housing Units          | 2,079  | 9,063   | 14,266  |
| 2010 Total Housing Units           | 25,563 | 111,655 | 207,239 |
| 2010 Owner Occupied Housing Units  | 15,448 | 60,998  | 126,758 |
| 2010 Renter Occupied Housing Units | 7,268  | 38,439  | 61,245  |
| 2010 Vacant Housing Units          | 2,847  | 12,218  | 19,236  |
| 2018 Total Housing Units           | 27,861 | 124,042 | 229,568 |
| 2018 Owner Occupied Housing Units  | 16,162 | 63,037  | 133,776 |
| 2018 Renter Occupied Housing Units | 8,785  | 48,009  | 76,465  |
| 2018 Vacant Housing Units          | 2,913  | 12,996  | 19,327  |
| 2023 Total Housing Units           | 29,547 | 132,616 | 245,539 |
| 2023 Owner Occupied Housing Units  | 17,200 | 67,408  | 143,791 |
| 2023 Renter Occupied Housing Units | 9,251  | 51,535  | 81,680  |
| 2023 Vacant Housing Units          | 3,097  | 13,673  | 20,068  |

Currently, 58.3% of the 229,568 housing units in the area are owner occupied; 33.3% are renter occupied; and 8.4% are vacant. Currently, in the U.S., 56.0% of the housing units in the area are owner occupied; 32.8% are renter occupied; and 11.2% are vacant. In 2010, there were 207,239 housing units in the area - 61.2% owner occupied, 29.6% renter occupied, and 9.3% vacant. The annual rate of change in housing units since 2010 is 4.65%. Median home value in the area is \$168,525, compared to a median home value of \$218,492 for the U.S. In five years, median value is projected to change by 2.09% annually to \$186,844.



# 4 BROKER OVERVIEW | Laurens Nicholson, CCIM, SIOR



**Laurens Nicholson, CCIM, SIOR**

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## **BIOGRAPHY**

Laurens is a Principal/Director with Windsor Aughttry Company, Inc. He has been working in commercial real estate investment since 1993 and specializes in investments with an emphasis in hospitality development. Windsor Aughttry is a developer for hospitality, medical office buildings, industrial and retail centers.

Laurens also serves on the faculty of the CCIM Institute where he is a senior instructor teaching courses on Financial Analysis for Commercial Investment Real Estate. Laurens also teaches the Foundations course as well as CCIM 103: User Decision Analysis for Commercial Investment Real Estate.

## **EDUCATIONAL BACKGROUND**

B.S. in Business Administration, Clemson University 1990

## **PROFESSIONAL EXPERIENCE**

Windsor Aughttry Company, Inc. – Director and Stockholder (Present)

CCIM Senior Instructor: CCIM 101 Financial Analysis for Commercial Investment RE

CCIM 103 User Decision Analysis CCIM Foundations

South Carolina Association of Realtors – Member and Past Board of Directors

Ameris Bancorp – Community Board of Directors – Present

Christ Church Episcopal School – Capital Campaign – Past

National Association of Realtors, Member

## **PROFESSIONAL AFFILIATIONS & DESIGNATIONS**

SIOR – Global Organization – President Carolina's Chapter – 2014

CCIM – Global Organization – Education Committee – Member at Large

CCIM – South Carolina Chapter – Board of Directors, Past President

## **AWARDS**

Commercial Realtor of the Year – Great Greenville Association of Realtors – 2002

CoStar Power Broker – Industrial Sale & Lease Transactions – 2009, 2010, 2012, 2013, 2014, 2016

Laurens is responsible for client development, project management on behalf of developers, users and investors. He manages projects through completion.

Site selection and facility development.

Supervises a staff of leasing and sales consultants and responsible for developing and implementing project completion.

Creates and implements the overall strategy for developing and maintaining commercial real estate portfolios.

Responsible for complete site selection, project management and development process for such projects as the largest economic development recruitment in Greenville County in 2016: PL Development, 2015: Borgeson, other clients include Lockheed Martin, BMW, Michelin, GE, Safelite, T. Walter Brashier and Associates, Esso Properties LLC, MC3 LLC, Lincoln Energy Solutions, Gary Player Group, Cliffs Communities, David C. Poole Co.

# 4 BROKER OVERVIEW | Matt Brashier

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**Matt Brashier**

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## **AREAS OF EXPERTISE**

Industrial, Investment Properties, Development Land

## **BACKGROUND & EXPERIENCE**

Matt joined Windsor Aughtry in January of 2019. Matt is a Greenville native and obtained his B.S. from Clemson University in 2014 where he majored in Business Management. Prior to joining Windsor Aughtry Matt worked at ScanSource, Inc and Swift Transportation, Inc. As a Product Manager at ScanSource, he was responsible for asset management, business development and marketing for key manufacturer/vendor partners. At Swift, he worked on a team managing the business of several top accounts. Matt's expertise is industrial brokerage and development, investment properties, and development land.

## **EDUCATIONAL BACKGROUND**

- Clemson University: B.S. Business Management, 2014



# 4 BROKER OVERVIEW | Windsor Aughtry Company, Inc.



**40 West Broad Street, Suite 500  
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Today, after twenty years of excellence in residential and commercial development, the company's three principals and key employees have well over 200 years of combined experience in the real estate industry. Over the last two decades, Windsor Aughtry Company, Inc. has accomplished far more than the founders of the company ever dreamed possible.

- Development of 40+ residential subdivisions with over 3,500 single-family units sold, including a full-service retirement community and several upscale patio home communities.
- Development, construction management and marketing of a downtown residential/commercial condominium project and parking facility in partnership with the City of Greenville, South Carolina.
- Development, construction management and marketing of two downtown residential/commercial condominium projects and parking facilities in partnership with the City of Chattanooga, Tennessee.
- A full spectrum of Commercial Brokerage, Investment, and Advisory Services.