

FOR LEASE



1108 N. MAIN STREET

Anderson, South Carolina

Jackson Williamson, Associate

864.224.3503 | jackson@mccoywright.com



McCOY WRIGHT

COMMERCIAL REAL ESTATE



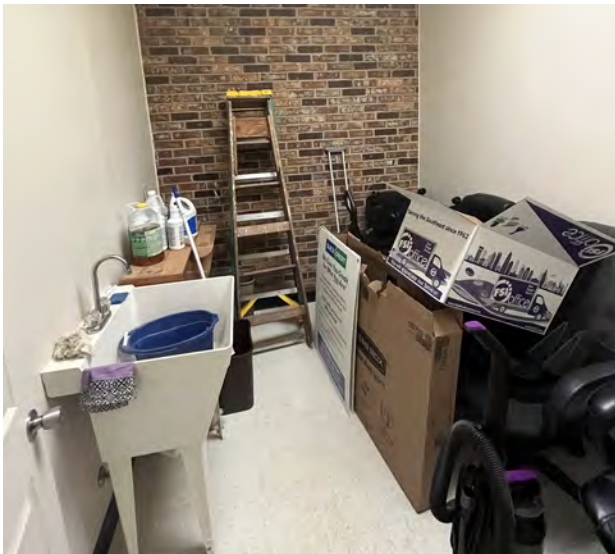
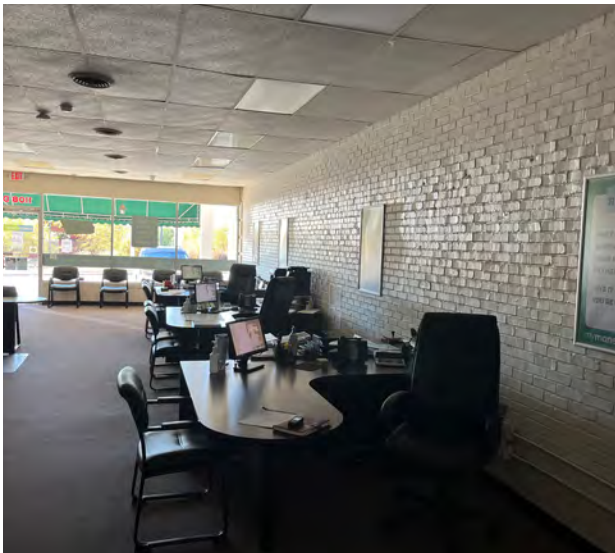
OFFICE/RETAIL SPACE AVAILABLE NEAR DOWNTOWN ANDERSON, SC

HIGHLIGHTS

- +/-1,440 SF Available
- 935 SF of open space that would be ideal for retail or office and 540 SF in the rear containing storage, closet, bathroom, and breakroom.
- The ceiling height is 9.5'
- This location provides excellent visibility making it a perfect site for a retail or office user that wants to be on North Main St.
- Prominent pylon signage available.

PROPERTY DETAILS

- 1108 N Main Street
Anderson, SC 29621
- Available: +/-1,440 SF
- Type: Office/Retail
- Lease Rate: \$1,600/Month
(\$13/SF NNN)





SITE AERIAL

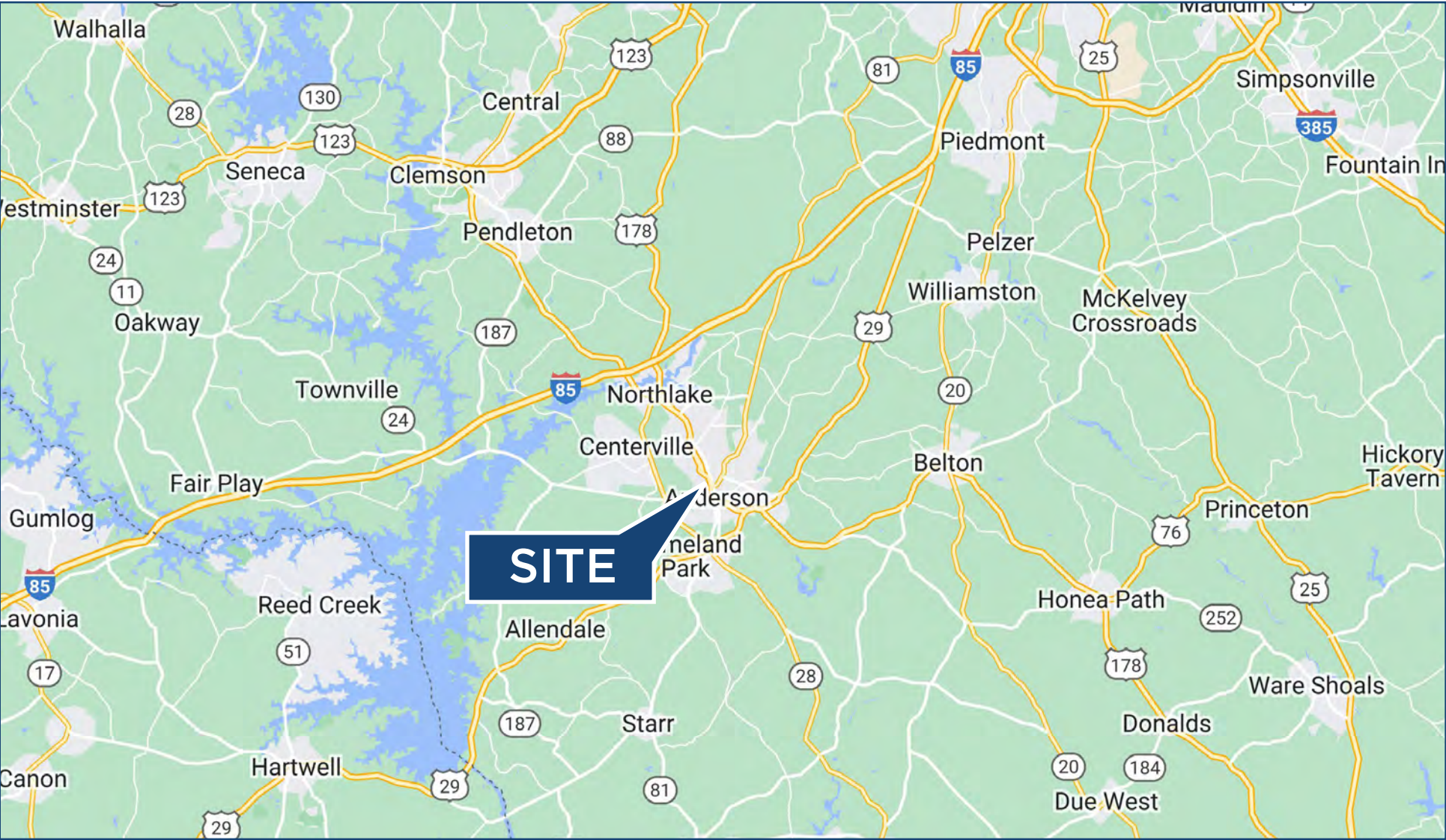




AREA AERIAL



LOCATION MAP





DEMOGRAPHICS

	<u>1 MI</u>	<u>3 MI</u>	<u>5 MI</u>
2022 Population	6,894	43,765	74,158
2027 Pop Projected	7,343	46,480	78,889
Pop Growth '22 - '27	6.51%	6.20%	6.38%
Average Age	38.50	39.10	39.70
2022 Households	2,783	17,989	29,838
2027 HH Projected	2,957	19,069	31,691
HH Growth '22 - '27	6.25%	6.00%	6.21%
Ave HH Size	2.30	2.30	2.40
Ave HH Income	\$53,122	\$58,974	\$66,317
Median Home Value	\$127,341	\$142,664	\$149,916

