



3312 N MAIN ST.

3312 North Main Street, Anderson, SC 29621

JOHN RUFF

Vice President

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PROPERTY DESCRIPTION

Available for sale or lease +/- 1600 SF building on +/- 0.5 acres located at 3312 N Main Street. This property is currently office space with a floor plan that includes multiple offices, a restroom & kitchen. There is great signage existing at the property with parking at both the front & back of the building.

This property would be ideal for any office or retail owner occupier in the market for phenomenal visibility or this could potentially be a redevelopment play. Located in the heart of Anderson across the street from the mall the property boast a traffic count that exceeds 34K VPD & nearby retailers within just ¼ mile include: newly developed Chase Bank, new Dollar Tree, Planet Fitness, IHOP, Wendy’s, Firehouse Subs & Jersey Mike’s Subs among many more.

There is access to the nearby red light through an easement. The property has +/- 70’ of frontage on N Main Street & is located in Anderson City limits zoned General Commercial. Asking price is \$515,000 or \$3,000/Month (NNN). Buyer or Buyer’s Agent to verify any & all information.

Please reach out to the Listing Agent with any questions or further interest.

OFFERING SUMMARY

Sale Price:	\$515,000.00
Lease Rate:	\$3,000.00 per month (NNN)
Building Size:	1,600 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,145	15,694	28,368
Total Population	4,791	38,268	69,847
Average HH Income	\$82,702	\$81,105	\$79,296



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ADDITIONAL PHOTOS



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RETAILER MAP



A callout box containing logos for various retailers: Arnold's, Taco, Starbucks Coffee, Chick-fil-a, Popeyes, Zaxby's, Chili's, HomeGoods, Sam's Club, Walmart, and Tractor Supply Co.



A callout box containing logos for: Wells Fargo, Office Depot, Barberitos, Target, T.J. Maxx, Academy Sports+Outdoors, The Home Depot, and Lowe's.

+/- 34k VPD



A callout box containing logos for: belk, Dollar Tree, Roses, Firehouse Subs, JCPenney, BAM! Books & Stationery, Taco Bell, Dillard's, Jersey Mike's Subs, and Planet Fitness.



A callout box containing logos for: Bank of America, United Way, McDonald's, Dunkin' Donuts, CVS pharmacy, TD, and Leankitchen Company.



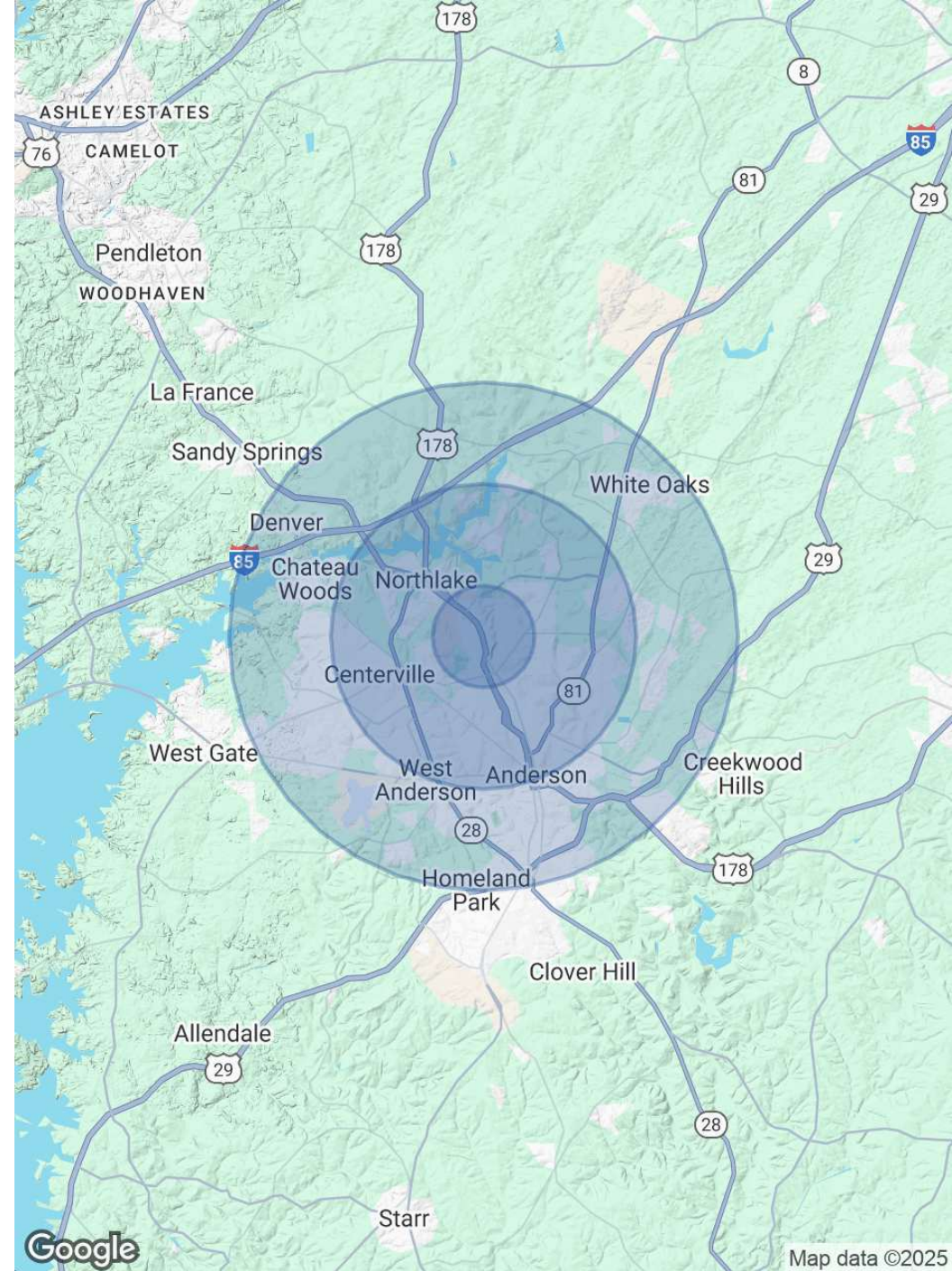
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DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	4,791	38,268	69,847
Average Age	40	41	41
Average Age (Male)	39	40	40
Average Age (Female)	42	43	43

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,145	15,694	28,368
# of Persons per HH	2.2	2.4	2.5
Average HH Income	\$82,702	\$81,105	\$79,296
Average House Value	\$316,387	\$266,044	\$249,690

Demographics data derived from AlphaMap



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