



# 3101 N MAIN ST

3101 North Main Street, Anderson, SC 29621

**RICH BENNETT**  
Senior Vice President  
864.224.3503  
rich@mccoywright.com





**PROPERTY DESCRIPTION**

91,000 SF, Single Level, Big Box Retail Space Available on Anderson’s main retail and commercial corridor near downtown. 6 +/- acres of parking with 800 lit and striped spaces. The mall has 3 active national anchors – Dillard’s, JC Penny, and Belk. National tenants in the mall includes Champs Sport, Hibbett Sports, Books-A-Million, American Eagle, Bath and Body Works, and many more. Only regional mall within 30-mile radius located off Clemson Blvd. near I-85, where 3 counties come to shop. New Mall ownership – experienced national operator. Property can be leased to single or multiple uses. Property has ample parking spaces with two ground level roll up doors, four dock level doors, and fully sprinkled. Potential uses – big box retail, specialty grocer, entertainment/hospitality, call center, data center.

**PROPERTY HIGHLIGHTS**

- 91,000 SF on Clemson Blvd.
- +/-6 aces and 800 parking spaces
- Only regional mall within 30-mile radius

**OFFERING SUMMARY**

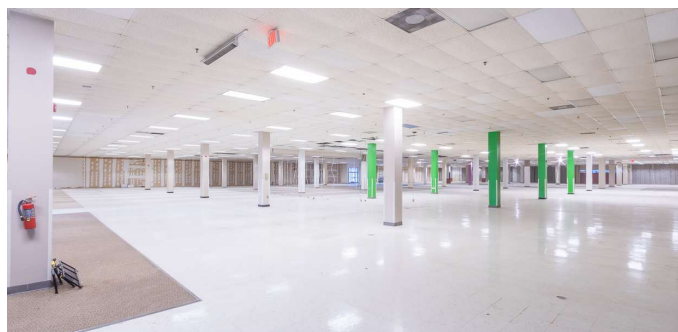
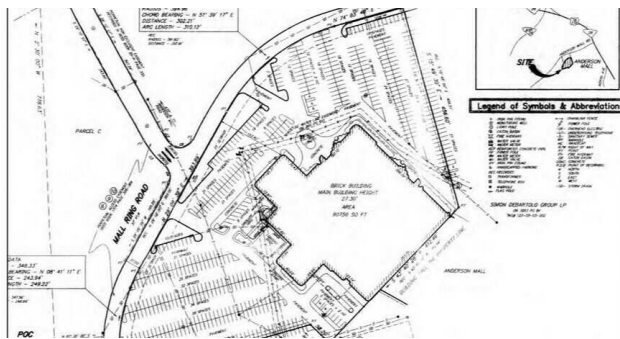
Sale Price:	\$4,900,000
Lease Rate:	\$8.00 SF/yr (NNN)
Building Size:	91,000 SF

DEMOGRAPHICS	1 MILE	2 MILES	3 MILES
Total Households	2,094	8,275	17,010
Total Population	4,327	17,721	36,247
Average HH Income	\$60,511	\$61,868	\$59,058



Rich Bennett, Senior Vice President | 864.224.3503 | rich@mccoywright.com

ADDITIONAL PHOTOS



Rich Bennett, Senior Vice President | 864.224.3503 | rich@mccoywright.com



Rich Bennett, Senior Vice President | 864.224.3503 | rich@mccoywright.com



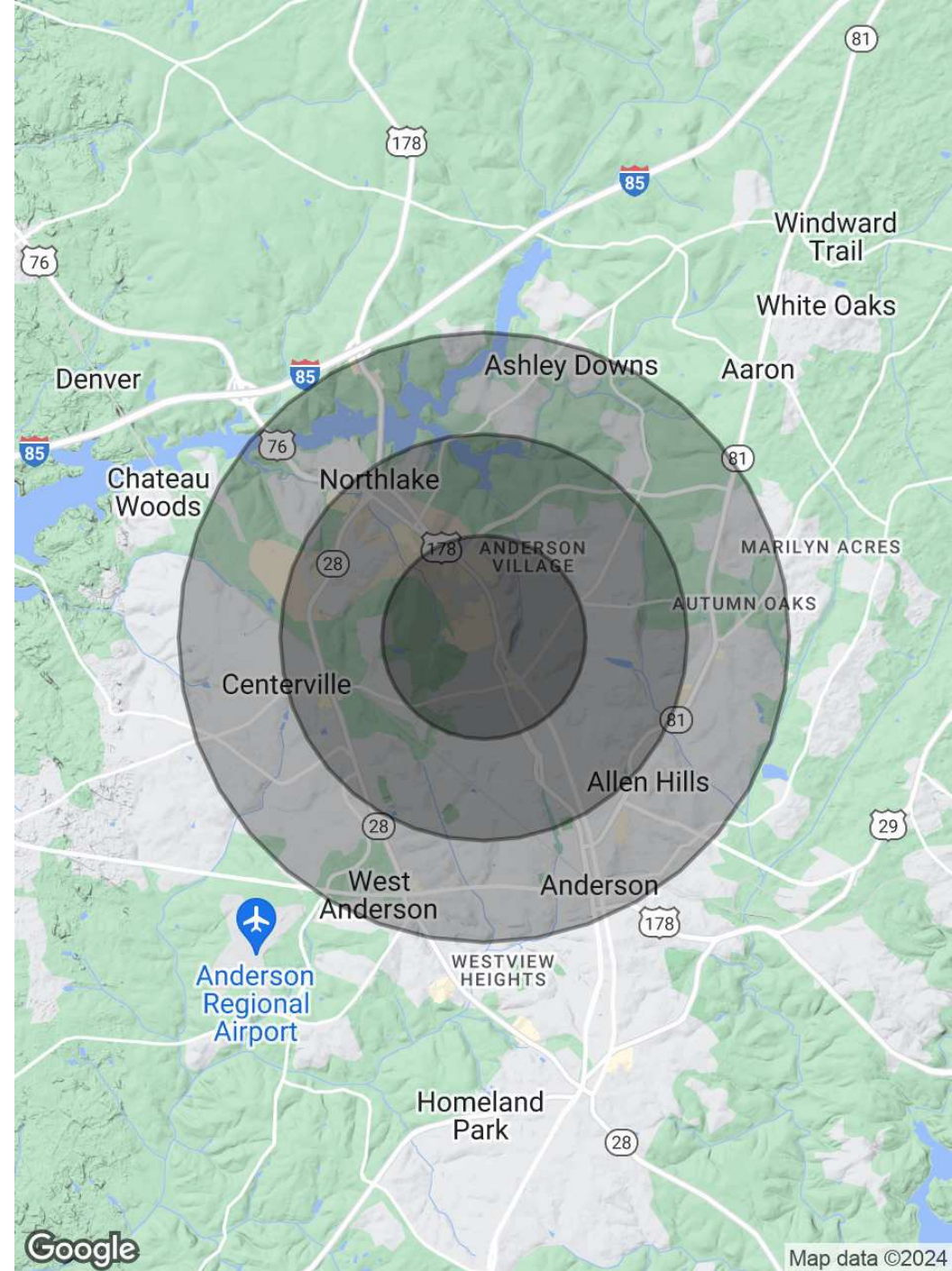
Rich Bennett, Senior Vice President | 864.224.3503 | rich@mccoywright.com

# DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	2 MILES	3 MILES
Total Population	4,327	17,721	36,247
Average Age	37.1	40.0	39.1
Average Age (Male)	33.8	36.7	37.0
Average Age (Female)	41.6	44.4	42.1

HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	2,094	8,275	17,010
# of Persons per HH	2.1	2.1	2.1
Average HH Income	\$60,511	\$61,868	\$59,058
Average House Value	\$137,273	\$146,703	\$149,198

2020 American Community Survey (ACS)



Rich Bennett, Senior Vice President | 864.224.3503 | rich@mccoywright.com



**RICH BENNETT**

Senior Vice President

**Direct:** 864.224.3503  
rich@mccoywright.com



Rich Bennett, Senior Vice President | 864.224.3503 | rich@mccoywright.com