



## 602 Anderson St

602 Anderson St, Piedmont, SC 29673



**Marcus Ledbetter**

eXp Realty

220 N Main St, Greenville, SC 29601

[marcus.ledbetter@exprealty.com](mailto:marcus.ledbetter@exprealty.com)

(864) 551-6981



# 602 Anderson St

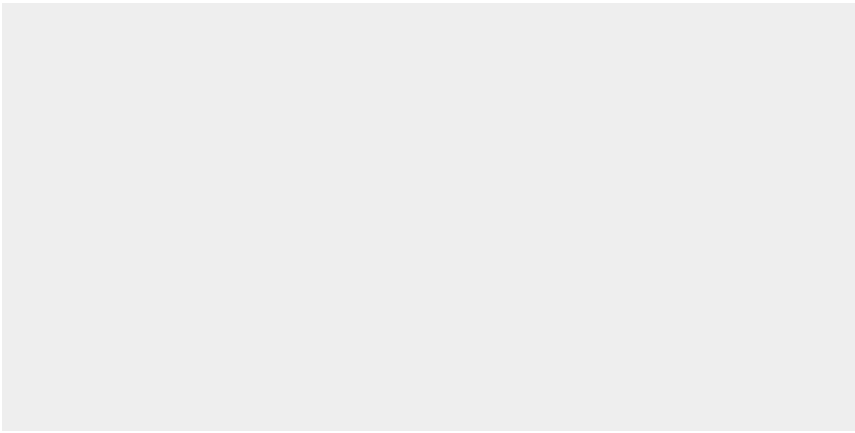
\$8.61 /SF/YR

602 Anderson Street offers a freestanding retail opportunity positioned along Anderson Street in Piedmont, a community located within the Greenville-Anderson-Greer metropolitan area. The property previously operated as a Dollar General location for more than two decades, demonstrating a history of retail occupancy and consumer accessibility. Its open floor plan provides flexibility for a variety of retail, service, showroom, grocery, discount retail, fitness, or community-oriented uses. The property benefits from frontage along a primary local corridor and convenient access to Interstate 85, supporting connectivity to Greenville, Anderson, and surrounding Upstate South Carolina communities. Ongoing residential development activity in the area has contributed to an expanding local customer base and increased demand for neighborhood-serving commercial services. The site's parking field and loading capability support daily operational needs, while the single-story layout allows for efficient customer circulation and merchandising flexibility....

- Freestanding retail building with a long history of commercial occupancy.
- Located along Anderson Street with direct visibility from a primary roadway.
- Convenient access to Interstate 85 and the greater Greenville market.
- Open interior layout supports a variety of retail and service concepts.



|                      |                        |
|----------------------|------------------------|
| Rental Rate:         | \$8.61 /SF/YR          |
| Property Type:       | Retail                 |
| Gross Leasable Area: | 6,966 SF               |
| Year Built:          | 1990                   |
| Walk Score ®:        | 30 (Somewhat friendly) |
| Rental Rate Mo:      | \$0.72 /SF/MO          |



1

1st Floor

|                 |                  |
|-----------------|------------------|
| Space Available | 6,966 SF         |
| Rental Rate     | \$8.61 /SF/YR    |
| Date Available  | Now              |
| Service Type    | Triple Net (NNN) |
| Built Out As    | Standard Retail  |
| Space Type      | Relet            |
| Space Use       | Retail           |
| Lease Term      | 2 - 5 Years      |

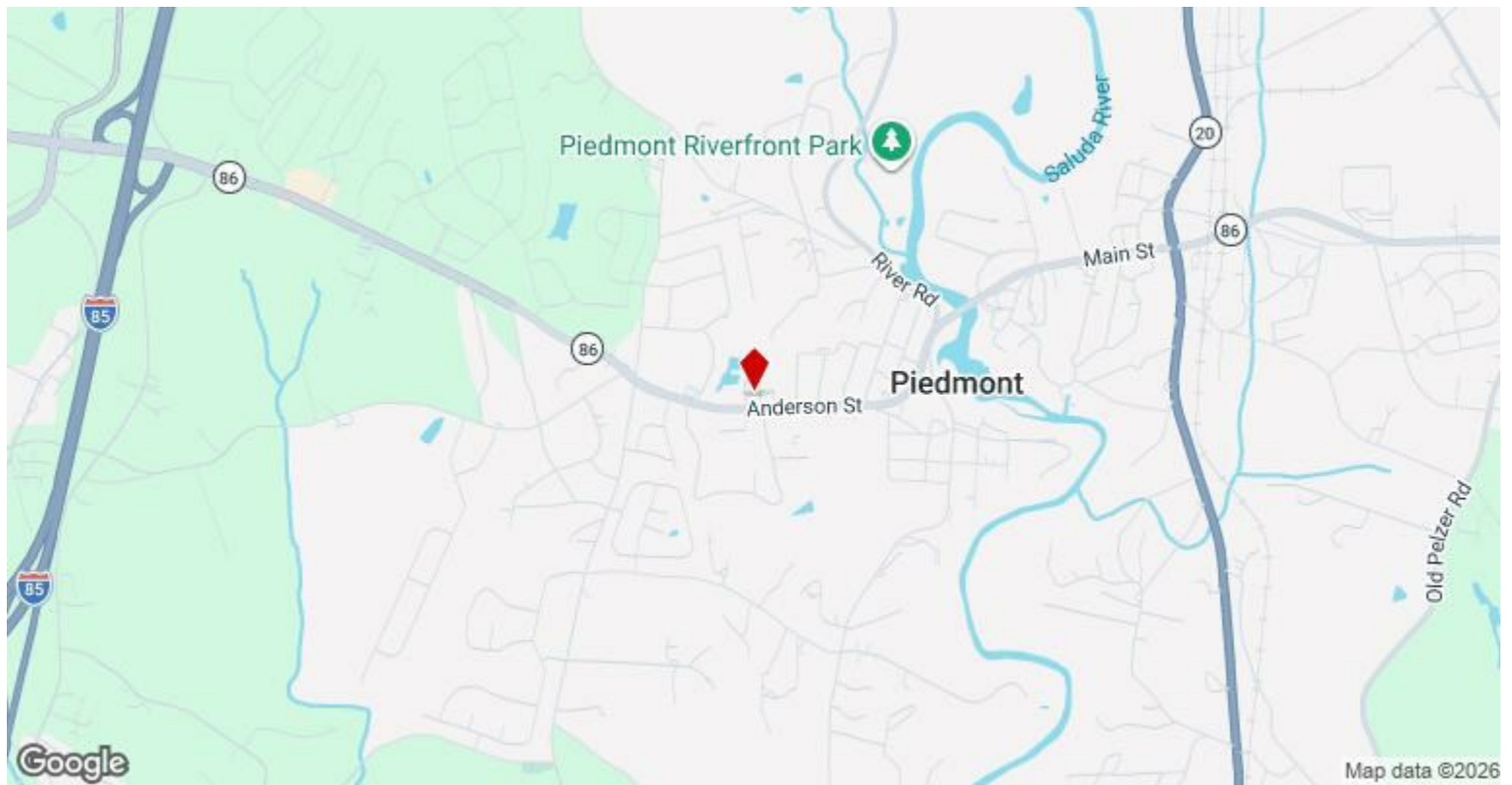
The space features an open interior configuration that can support multiple layout options. The floor plan allows for customer-facing areas, merchandising displays, service counters, storage, and operational support functions within a single contiguous space.

---

## Major Tenant Information

---

| Tenant                   | SF Occupied | Lease Expired |
|--------------------------|-------------|---------------|
| Crimson Events LLC       | -           | May 2027      |
| Dollar General           | -           | February 2020 |
| Piedmont Family Pharmacy | -           |               |



## 602 Anderson St, Piedmont, SC 29673

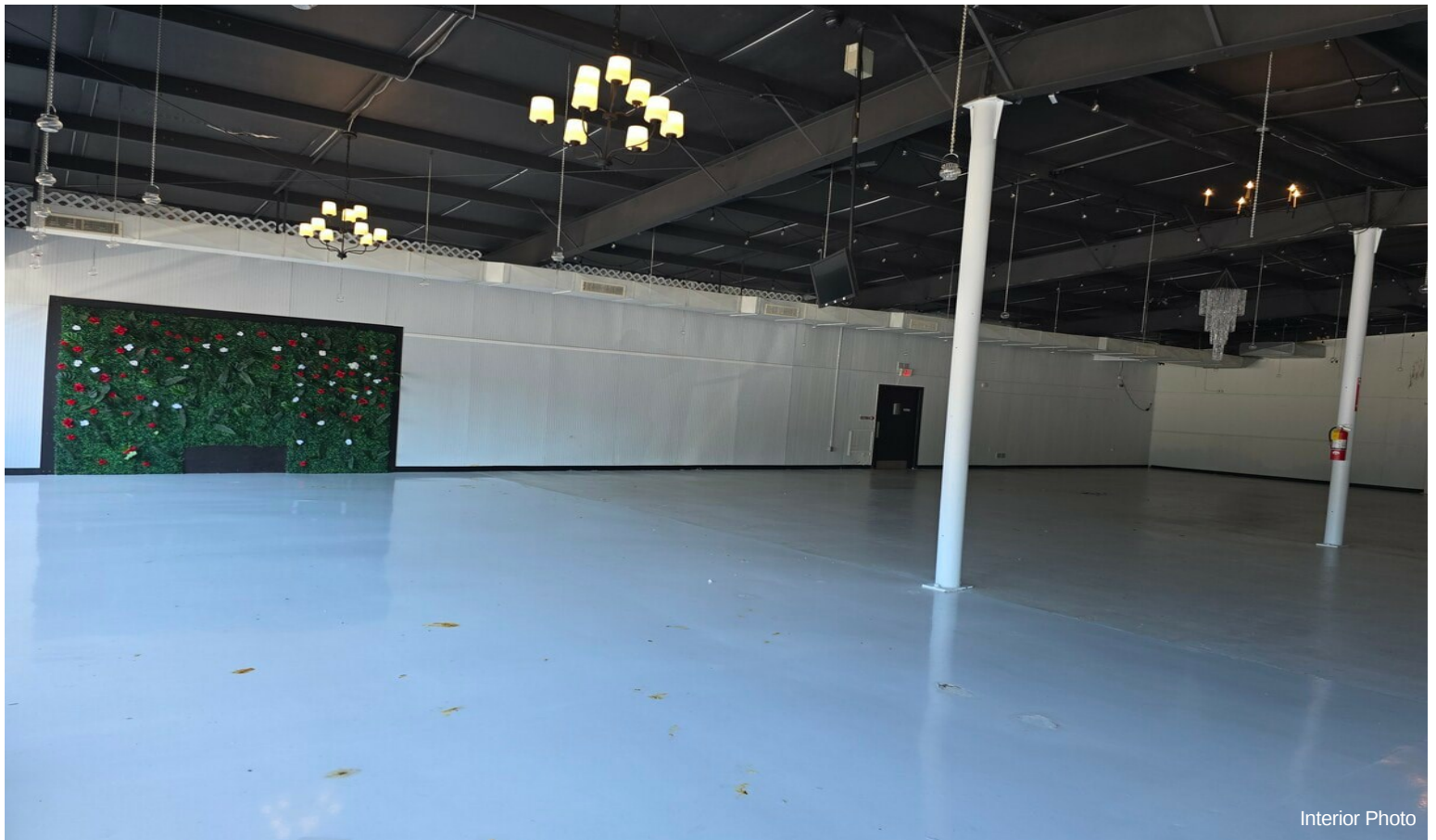
602 Anderson Street offers a freestanding retail opportunity positioned along Anderson Street in Piedmont, a community located within the Greenville-Anderson-Greer metropolitan area. The property previously operated as a Dollar General location for more than two decades, demonstrating a history of retail occupancy and consumer accessibility. Its open floor plan provides flexibility for a variety of retail, service, showroom, grocery, discount retail, fitness, or community-oriented uses.

The property benefits from frontage along a primary local corridor and convenient access to Interstate 85, supporting connectivity to Greenville, Anderson, and surrounding Upstate South Carolina communities. Ongoing residential development activity in the area has contributed to an expanding local customer base and increased demand for neighborhood-serving commercial services. The site's parking field and loading capability support daily operational needs, while the single-story layout allows for efficient customer circulation and merchandising flexibility.

## Property Photos



main area 2



Interior Photo

## Property Photos



Interior Photo