



334-336 SOUTH MAIN STREET

334-336 South Main Street, Belton, SC 29627

JOHN RUFF

Vice President

864.224.3503

johnruff@mccoywright.com



McCOY WRIGHT
COMMERCIAL REAL ESTATE

PROPERTY SUMMARY



PROPERTY DESCRIPTION

Available for sale or lease a free-standing dual tenant retail building totaling +/- 3900 SF located on +/- 0.54 acres at 334-336 S Main Street in Belton. The building is divided into two (2) suites. The +/- 1800 SF suite at 334 S Main Street is currently occupied by Belton Tobacco & Vapor through December 31st, 2026. The +/- 2100 SF suite at 336 S Main Street is available for lease at an asking rate of \$12.00/SF NNN & estimated NNN expenses are \$5.05/SF. This available suite could easily be remodeled to fit a wide variety of uses & is currently laid out as standard retail space. The property has great signage, ample amount of parking & ingress & egress on both S Main Street & Campbell Street. Located directly beside the Taco Bell & KFC dual tenant property on the main retail corridor in Belton, other national brand retailers in close proximity include Burger King, Family Dollar, CVS Pharmacy, Hardee's, Advance Auto Parts, McDonald's, Ingles & Wendy's. This is a great opportunity for any retail, office or medical user interested in leasing or owner occupier options in the Belton market. The property is located in Belton City Limits & traffic counts exceed +/- 8700 VPD. Asking price is \$499,999.00. Please reach out to Listing Agent with any interest or to schedule a showing.

OFFERING SUMMARY

Sale Price:	\$499,999.00
Lease Rate:	\$12.00/SF (NNN)
Total SF:	3,900 SF
Available SF:	2,100 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	1,084	3,557	5,529
Total Population	2,563	8,537	13,622
Average HH Income	\$77,699	\$70,091	\$71,490



John Ruff, Vice President | 864.224.3503 | johnruff@mccoywright.com

ADDITIONAL PHOTOS

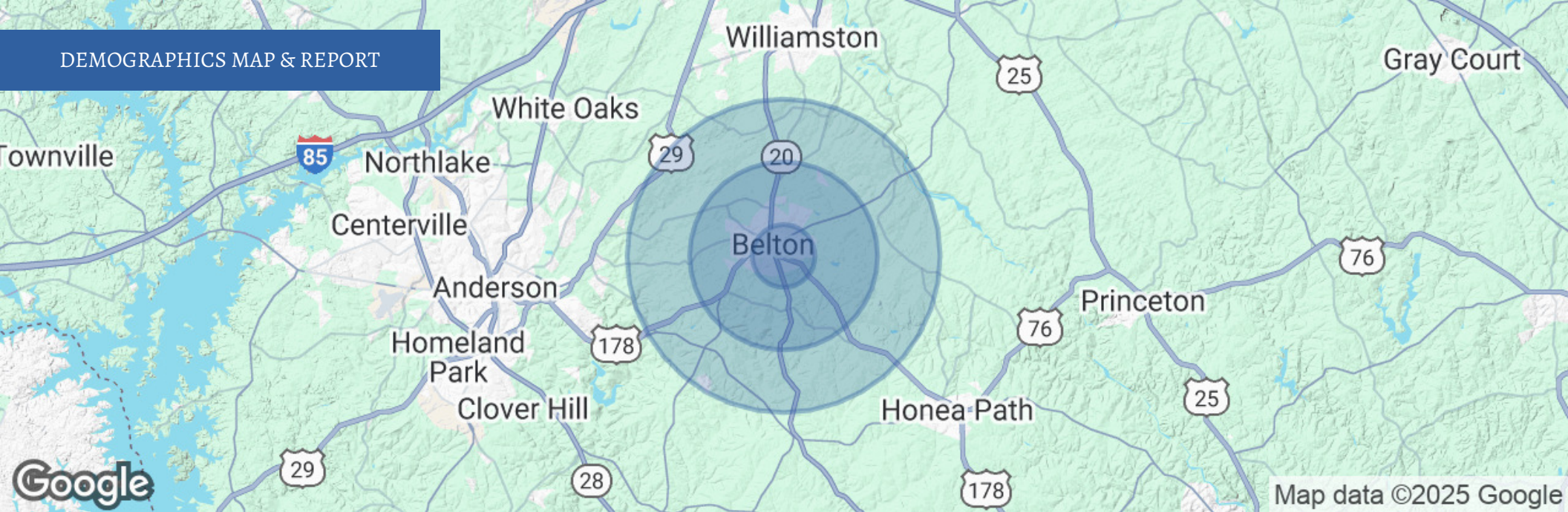


John Ruff, Vice President | 864.224.3503 | johnruff@mccoywright.com



John Ruff, Vice President | 864.224.3503 | johnruff@mccoywright.com

DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	2,563	8,537	13,622
Average Age	42	42	42
Average Age (Male)	41	41	41
Average Age (Female)	43	43	43

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,084	3,557	5,529
# of Persons per HH	2.4	2.4	2.5
Average HH Income	\$77,699	\$70,091	\$71,490
Average House Value	\$218,607	\$196,408	\$197,046

Demographics data derived from AlphaMap



John Ruff, Vice President | 864.224.3503 | johnruff@mccoywright.com



JOHN RUFF

Vice President

Direct: 864.224.3503
johnruff@mccoywright.com



John Ruff, Vice President | 864.224.3503 | johnruff@mccoywright.com