



# 1005 N MAIN ST.

1005 N Main St, Anderson, SC 29621

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**McCOY WRIGHT**  
COMMERCIAL REAL ESTATE



## PROPERTY SUMMARY



### PROPERTY DESCRIPTION

Available for lease +/- 3855 SF building located at 1005 N Main Street. Traffic counts exceed 15K VPD & the property is less than ½ mile from downtown Anderson. The main floor is +/- 2245 SF of primarily open space currently featuring a nice storefront, reception area & two (2) restrooms with hardwood floors throughout. The basement is +/- 1610 SF with one (1) restroom & it is currently unfinished. This space has its own separate entrance that faces N Murray Ave & could be used as storage or easily converted into professional offices. The property is zoned Neighborhood Commercial by the City of Anderson & this would be a great location for any retail storefront business or professional office tenant. The Landlord is willing to consider taking on build-out, dependent upon the creditworthiness of the prospective tenant. Asking price is \$6.25/SF NNN for the entire building. Estimated NNN Expenses are \$2.50/SF. Please reach out to Listing Agent(s) with any questions or to schedule a showing.

### OFFERING SUMMARY

Lease Rate:	\$6.25 SF/yr (NNN)
Building Size:	3,855 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,680	17,605	30,770
Total Population	7,238	43,124	76,330
Average HH Income	\$57,638	\$65,244	\$74,392



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ADDITIONAL PHOTOS



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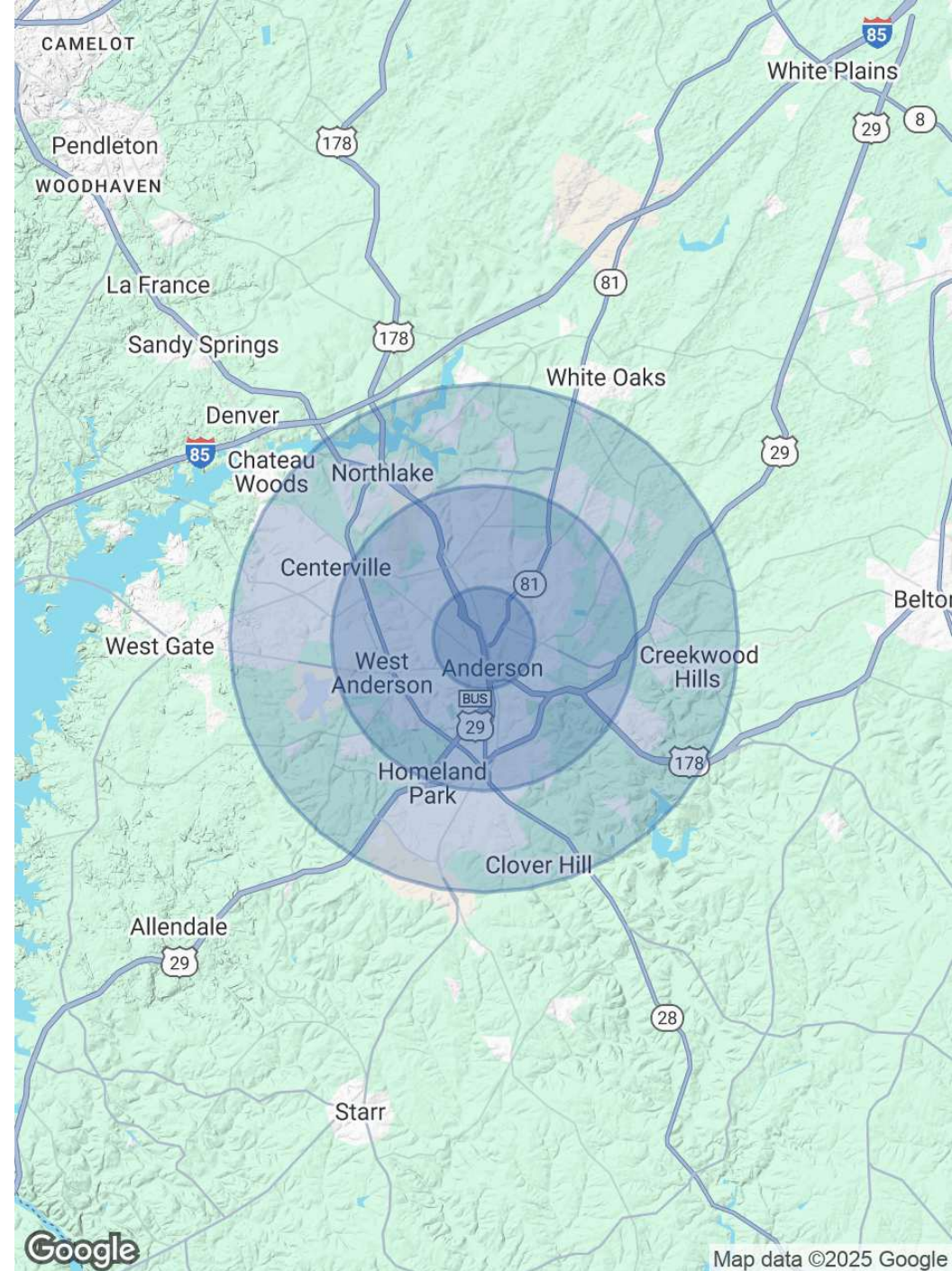


## DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	7,238	43,124	76,330
Average Age	38	40	41
Average Age (Male)	37	38	40
Average Age (Female)	38	42	42

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,680	17,605	30,770
# of Persons per HH	2.7	2.4	2.5
Average HH Income	\$57,638	\$65,244	\$74,392
Average House Value	\$187,535	\$207,691	\$228,572

*Demographics data derived from AlphaMap*



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