



# 1005 N MAIN ST.

1005 N Main St, Anderson, SC 29621

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## 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



**John Wright Jr., CCIM**, President | 864.934.5261 | [johnjr@mccoywright.com](mailto:johnjr@mccoywright.com)

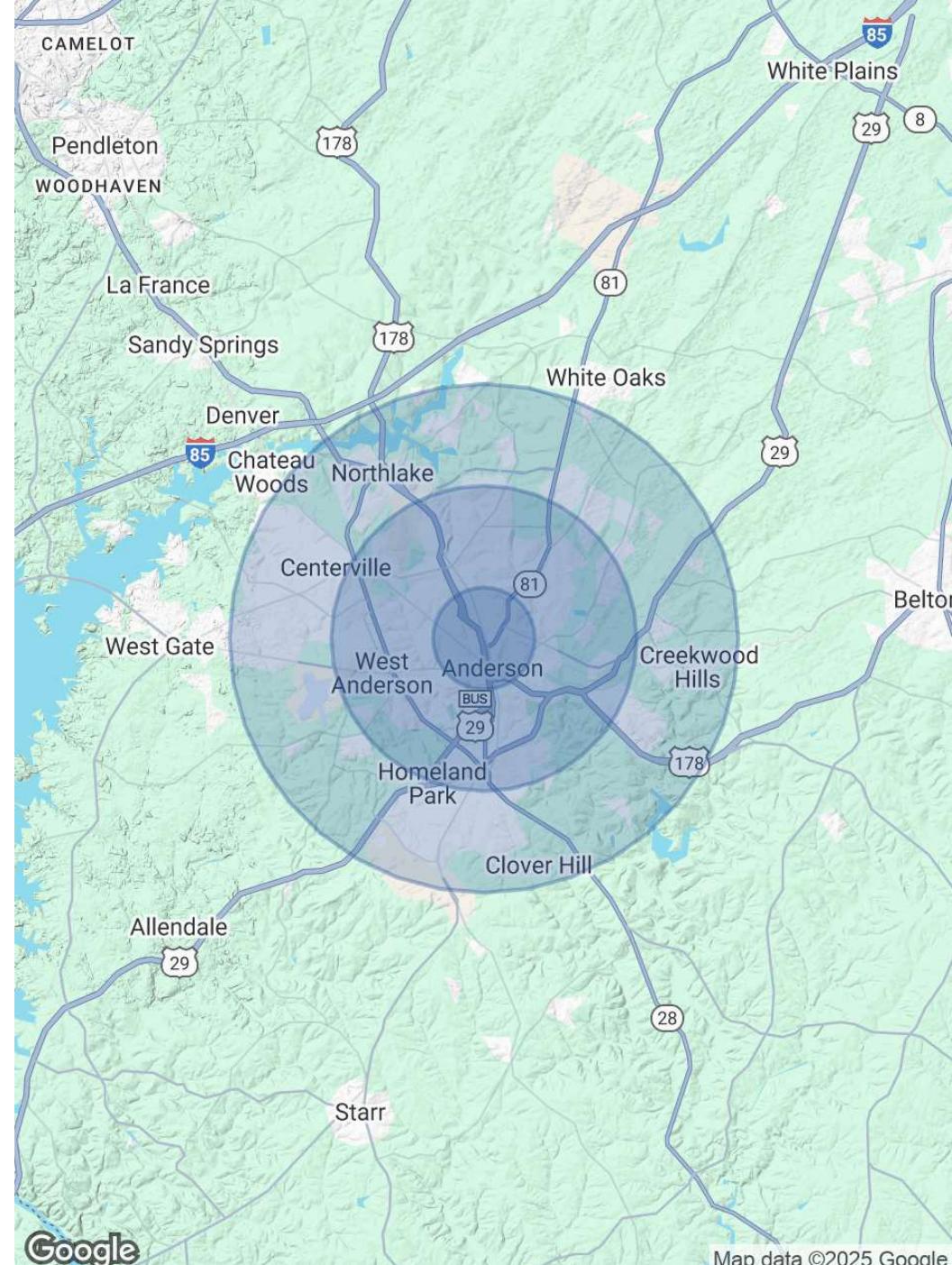
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## DEMOGRAPHICS MAP & REPORT

| 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      |

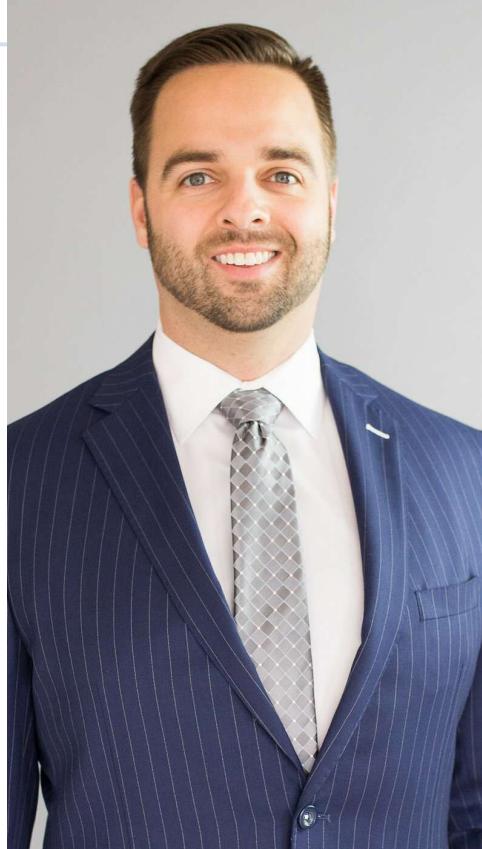
| HOUSEHOLDS & INCOME | 1 MILE    | 3 MILES   | 5 MILES   |
|---------------------|-----------|-----------|-----------|
| Total Households    | 2,680     | 17,605    | 30,770    |
| # of Persons per HH | 2.7       | 2.4       | 2.5       |
| Average HH Income   | \$57,638  | \$65,244  | \$74,392  |
|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

Demographics data derived from AlphaMap



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