

2902 N. Main Street | Anderson, SC 29621



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# 2902 N. Main Street

### **Property Overview**

#### **PROPERTY FEATURES**

- For Lease  $\pm 2,500$  SF to  $\pm 5,000$  SF end cap
- · Dedicated Turn Lane
- · Signalized Intersection
- Excellent visibility on North Main Street (21,600 VPD)
- Situated on Anderson's busiest retail corridors
- ±2.4 miles to Downtown Anderson

- Located near AnMed Health (over 3,600 employees) and Anderson University (±3,000 students & staff)
- Nearby retail/restaurants include, Publix, Tractor Supply, Chick-fil-A, Lowe's, Target, Chipotle, Walmart, Starbucks, Ashley Homestore, Kohl's, Ulta and the Anderson Mall

#### **DEMOGRAPHICS**

	1 mile	3 miles	5 miles
Population	5,627	44,040	75,872
Total Households	2,402	17,957	30,581
Avg HH Income	\$84,561	\$82,898	\$89,134

#### **TRAFFIC COUNTS**

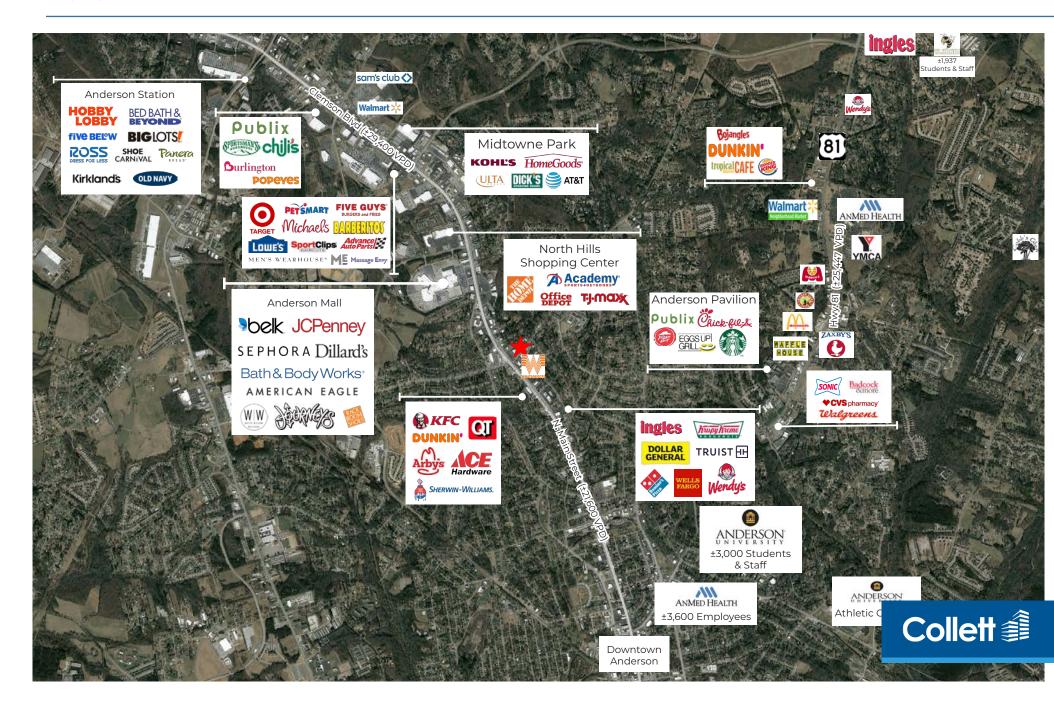
N. Main Street	21,600 VPD
Concord Road	9,912 VPD





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### Aerial



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### Site Plan



