



For Lease

2902 N. Main Street | Anderson, SC 29621

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The information contained herein has been obtained by sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.

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 ($\pm 3,000$ 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



2902 N. Main Street
Aerial



2902 N. Main Street

Site Plan

