



903 S MAIN ST.

903 South Main Street, Anderson, SC 29624

BEN WILSON

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PROPERTY HIGHLIGHTS

- Two-lot assemblage totaling 1.31 acres
- 265' of frontage on Main Street with approx. 4,700 VPD
- 9,092 SF single-story retail/auto repair facility
- Five total service bays with 10' garage doors
- 3 two-post vehicle lifts and oil pit
- Fully equipped operation including tools, equipment, shelving, and large tire inventory
- 3-phase air compressor and 5,000V generator
- Expansive showroom and customer reception area
- 40 on-site parking spaces (4.4/1,000 SF)
- Pylon sign and additional signage opportunities
- Security system and air conditioning
- Single-tenant property; Building Class C; Year Built: 1950

PROPERTY DESCRIPTION

903 S Main Street, Anderson, SC — Prime commercial investment opportunity located in Downtown Anderson, featuring a ±9,092 SF single-story automotive facility situated on ±1.31 acres with approximately 265 feet of frontage on S Main Street.

Formerly operated as a long-standing automotive repair facility, the property is now being offered as a real estate investment, presenting a unique opportunity for owner-users, investors, or developers to reposition or repurpose the asset.

The existing improvements include multiple service bays, showroom/office space, and infrastructure suitable for continued automotive use or conversion to alternative commercial uses such as flex space, warehouse, retail, or redevelopment.

OFFERING SUMMARY

Sale Price:	\$230,000
Lot Size:	1.31 Acres



Ben Wilson, Associate | 864.642.2424 | ben@mccoywright.com

ADDITIONAL PHOTOS



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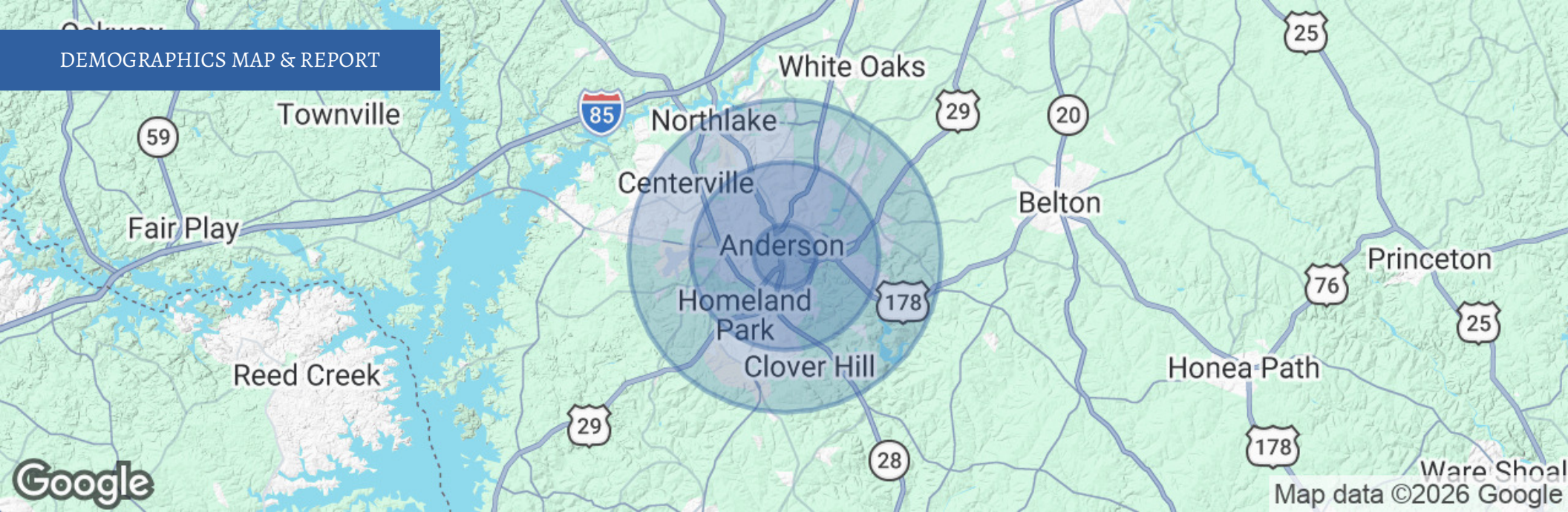
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DEMOGRAPHICS MAP & REPORT



POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	6,191	40,929	71,319
Average Age	41	40	41
Average Age (Male)	39	38	39
Average Age (Female)	43	42	42

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	2,604	16,489	28,804
# of Persons per HH	2.4	2.5	2.5
Average HH Income	\$37,849	\$59,874	\$69,783
Average House Value	\$125,665	\$182,520	\$215,996

2020 American Community Survey (ACS)



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