

FOR SALE



1702 N MAIN STREET

Anderson, South Carolina

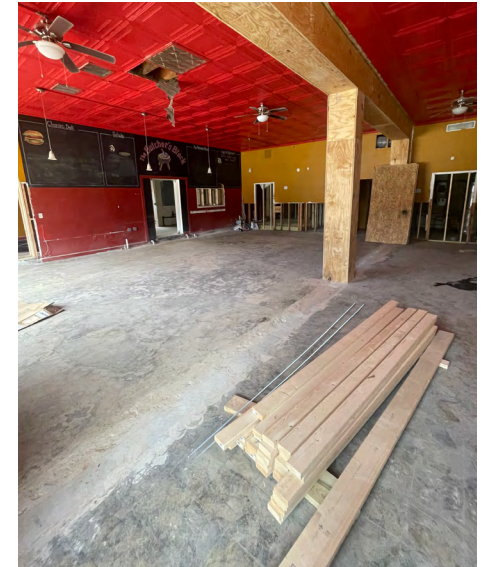
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McCOY WRIGHT

COMMERCIAL REAL ESTATE



RETAIL PROPERTY AVAILABLE FOR SALE IN ANDERSON, SC

HIGHLIGHTS

- 2,500 SF Retail Property Available
- The property is located in the heart of Main Street, just outside downtown Anderson
- The building offers drive thru access and plenty of parking
- Great site on one of the busiest corridors in Anderson with 23,000 VPD.
- With heavy foot traffic, this property is ideal for any restaurant retail concept.

PROPERTY DETAILS

- 1702 N Main Street
Anderson, SC 29621
- Size: 2,500 SF
- Lot: .43 Acres
- Type: Retail
- Sale Price: \$659,000





SITE AERIAL





AREA AERIAL





LOCATION MAP





DEMOGRAPHICS

| | <u>1 MI</u> | <u>3 MI</u> | <u>5 MI</u> |
|----------------------|-------------|-------------|-------------|
| 2022 Population | 7,218 | 43,995 | 74,881 |
| 2027 Pop Projected | 7,657 | 46,746 | 79,675 |
| Pop Growth '22 - '27 | 6.08% | 6.25% | 6.40% |
| Average Age | 38.80 | 39.30 | 39.70 |
| 2022 Households | 2,969 | 18,054 | 30,120 |
| 2027 HH Projected | 3,141 | 19,148 | 31,997 |
| HH Growth '22 - '27 | 5.79% | 6.06% | 6.23% |
| Ave HH Size | 2.20 | 2.30 | 2.40 |
| Ave HH Income | \$60,504 | \$61,783 | \$67,066 |
| Median Home Value | \$138,323 | \$149,483 | \$152,060 |

