



711-715 S MAIN ST

Anderson, SC 29624

DAVID BECK

Junior Associate
864.934.2878

david@mccoywright.com

JACKSON WILLIAMSON

Vice President
864.376.4442

jackson@mccoywright.com



PROPERTY SUMMARY



PROPERTY DESCRIPTION

Retail Space for Sale

711-715 S Main Street, Anderson, SC presents an excellent opportunity to acquire a versatile $\pm 4,000$ SF commercial building. Offered at \$325,000, the property provides a flexible layout that can accommodate a variety of business uses, with the potential to operate the building as one larger space or divide it into multiple suites.

The property features three-stage power in the left-side space, making it well suited for a range of commercial, service, or light industrial users requiring enhanced electrical capacity. The roof on the two right-side lots has been recently replaced, providing an important capital improvement for the property. With multiple lots and a flexible building configuration, 711-715 S Main Street offers an owner-user or investor the opportunity to customize the space to meet their specific needs. Contact Agent for more information.

PROPERTY HIGHLIGHTS

- $\pm 4,000$ SF commercial building
- \$325,000 asking price
- Flexible layout that can be used as one space or divided into multiple spaces
- Three-stage power available in the left-side space
- New roof on the two right-side lots
- Versatile property suitable for a variety of commercial uses
- Opportunity for an owner-user or investor
- Located on S Main Street in Anderson, SC

OFFERING SUMMARY

Sale Price:	\$325,000
Building Size:	4,002 SF



David Beck, Junior Associate | 864.934.2878 | david@mccoywright.com
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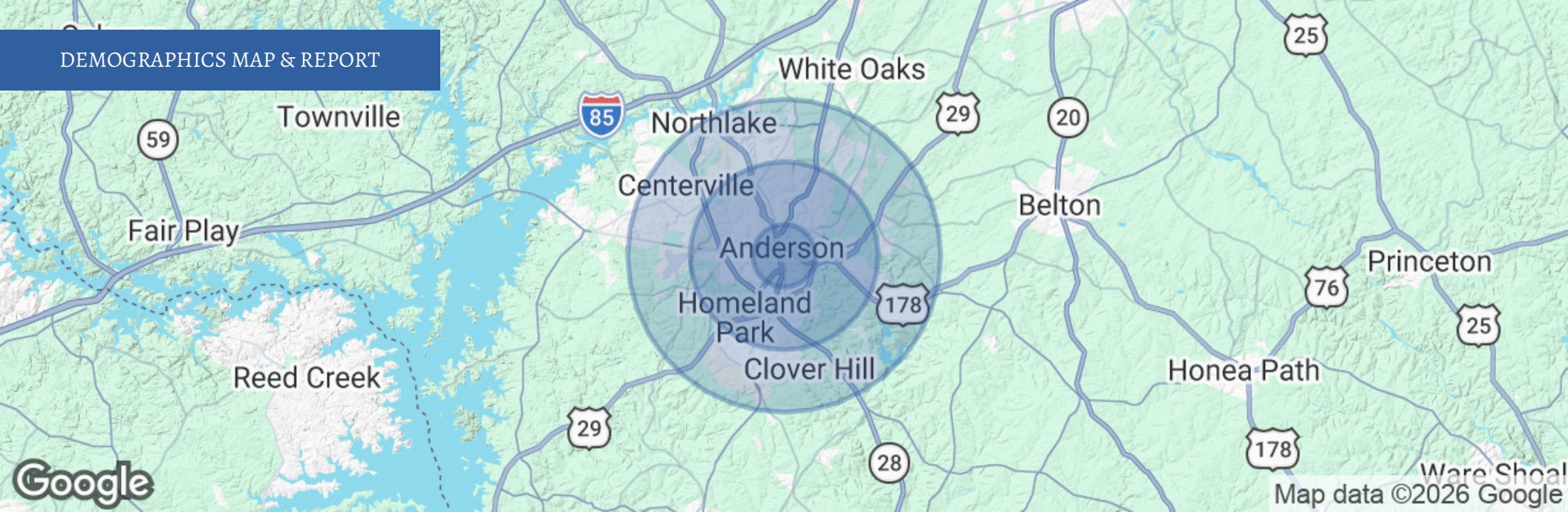
ADDITIONAL PHOTOS



David Beck, Junior Associate | 864.934.2878 | david@mccoywright.com
Jackson Williamson, Vice President | 864.376.4442 | jackson@mccoywright.com



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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,944	38,627	65,921
Average Age	36.9	36.1	38.7
Average Age (Male)	34.7	33.5	36.5
Average Age (Female)	41.5	38.6	40.5

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,447	15,400	27,174
# of Persons per HH	2.4	2.5	2.4
Average HH Income	\$44,784	\$60,507	\$70,215
Average House Value	\$109,733	\$167,765	\$191,188

2023 American Community Survey (ACS)



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