



2403 N MAIN ST.

2403 North Main Street, Anderson, SC 29621

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PROPERTY SUMMARY



PROPERTY DESCRIPTION

Offered at \$235,000, 2403 N Main Street presents a versatile opportunity for both owner-users and investors. The property features approximately 2,129 square feet situated on ± 0.32 acres, with flexible Residential/Commercial zoning that allows for a variety of potential uses. With approximately 230 feet of road frontage, the site offers excellent visibility and accessibility, making it well-suited for professional office, service-based businesses, or mixed-use applications. This is a strong opportunity to acquire a functional asset with both immediate usability and long-term upside.

PROPERTY HIGHLIGHTS

- Offered at \$235,000
- Zoned Residential / Commercial
- $\pm 2,129$ SF building
- ± 0.32 acres
- ± 230 feet of road frontage
- High visibility along N Main Street
- Strong traffic counts 22,800 VPD
- Convenient access to AnMed Health (1.6 miles)
- Minutes from Downtown Anderson
- Located in a growing and active corridor
- Ideal for owner-user or investment opportunity

OFFERING SUMMARY

Sale Price:	\$235,000
Building Size:	2,129 SF



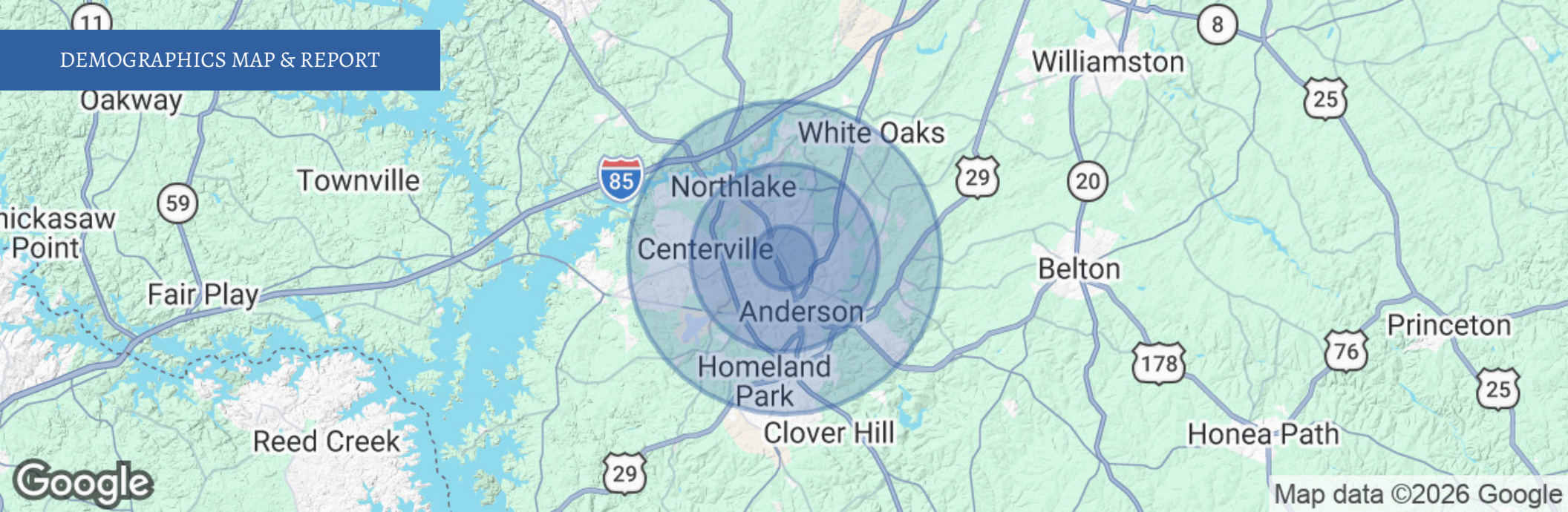
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	7,047	40,512	70,145
Average Age	35.4	37.5	39.3
Average Age (Male)	35.5	36.0	37.2
Average Age (Female)	36.4	39.2	41.2
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,813	16,923	28,729
# of Persons per HH	2.5	2.4	2.4
Average HH Income	\$72,169	\$71,254	\$78,269
Average House Value	\$202,426	\$211,916	\$217,557

2023 American Community Survey (ACS)



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