



# FOR LEASE

Flex Suites / Warehouse Space with High Ceilings and Drive-In Roll Up Doors



# Executive Summary

3014-3016 N Main St. | Anderson, SC 29621

## Property & Location Highlights:

- Open spaces
- High ceilings
- Drive-In roll up doors
- At least one office and one restroom in every suite
- VPD:  $\pm 29,400$
- Pylon and building signage available
- $\pm 120$  parking spaces
- Easy access with multiple ingress/egress points
- $\pm 2.4$  miles to Downtown Anderson
- $\pm 2.5$  miles to Anderson University

## Offering Summary

|                 |                                     |
|-----------------|-------------------------------------|
| <b>Suite 13</b> | $\pm 2,048$ SF   \$10/SF (NNN)      |
| <b>Suite 14</b> | $\pm 1,888$ SF   \$2,200/month (MG) |
| <b>Suite 15</b> | $\pm 1,888$ SF   \$2,200/month (MG) |
| <b>Suite 16</b> | $\pm 1,888$ SF   \$2,200/month (MG) |
| <b>Suite 19</b> | $\pm 6,115$ SF   \$7.5/SF (NNN)     |

*Acreage, square footage, taxes, utilities and lot dimensions to be verified by Tenant and/or Tenant's Agent.*



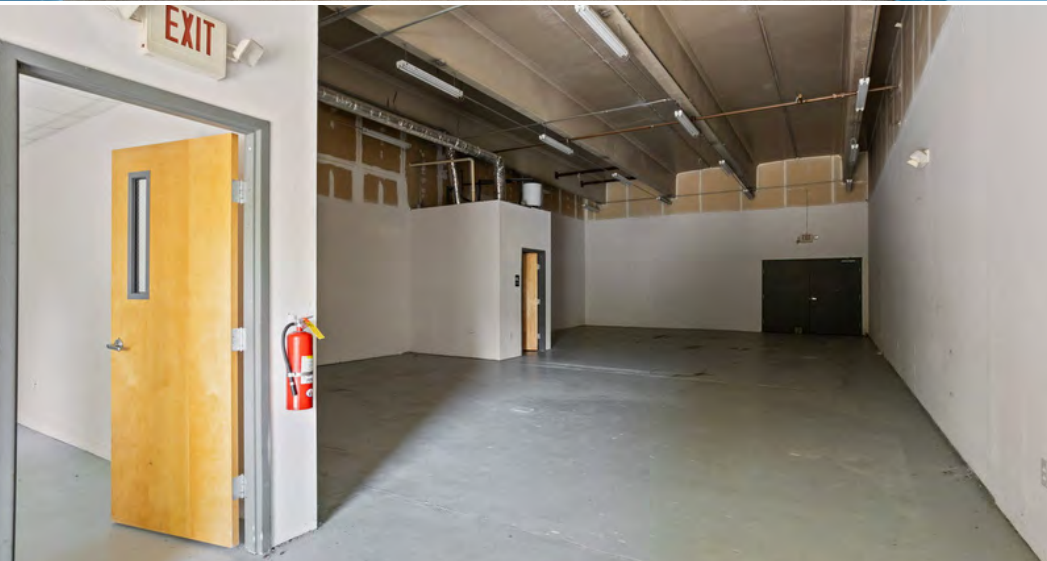
# Exterior Photos

3014-3016 N. Main St. | Anderson, SC 29621



# Interior Photos

3014-3016 N. Main St. | Anderson, SC 29621





Clemson Boulevard

## Meet Your Neighbors

3014-3016 N. Main St. | Anderson, SC 29621

# Retail Map

Anderson, SC



# Confidentiality & Disclaimer

Reedy Property Group



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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Reedy Property Group in compliance with all applicable fair housing and equal opportunity laws.

# Contact Information

Reedy Property Group

## WE KNOW THE MARKET BECAUSE WE'RE INVESTED HERE TOO

At Reedy Commercial, we care about the why behind a commercial property as much as the what. That's because we believe resilient communities, and portfolios that weather any market, start with people who have a vision beyond a quick profit.

Our network is as valuable as our net worth because this is our market, too.

We're invested in every asset class of commercial real estate right where our roots run deepest. That's how we uncover powerful investments in unexpected locations that yield incredible returns. It's why our clients trust us over the latest trends. And, it's what ignites our deepest passion - turning real estate investments into legacies.



**Cason Whitmire**

864-608-6137

[cwhitmire@reedypg.com](mailto:cwhitmire@reedypg.com)

