



114-118 TRIBBLE STREET

114-118 Tribble St, Anderson, SC 29625

JOHN RUFF

Vice President

864.224.3503

johnruff@mccoywright.com





PROPERTY DESCRIPTION

Available for lease approximately +/- 4525 SF of flex space in downtown Anderson. The property is visible from N Main Street & is in close proximity to many new successful redevelopments. Currently the property consist of two (2) private offices with the remaining square footage being open area. There is access to a drive-in door & an easement to shared parking behind the building allowing for multiple points of ingress & egress. Current zoning on the property is Central Business District. Ideal uses for the property include personal services businesses or potentially retail uses. Asking price is \$2,500.00/Month Modified Gross. Please reach out to Listing Agent with any questions or to set up a showing.

OFFERING SUMMARY

Lease Rate:	\$2,500.00 per month (MG)
Building Size:	4,525 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	101	481	2,915
Total Population	251	1,205	7,660
Average HH Income	\$47,113	\$47,438	\$51,231



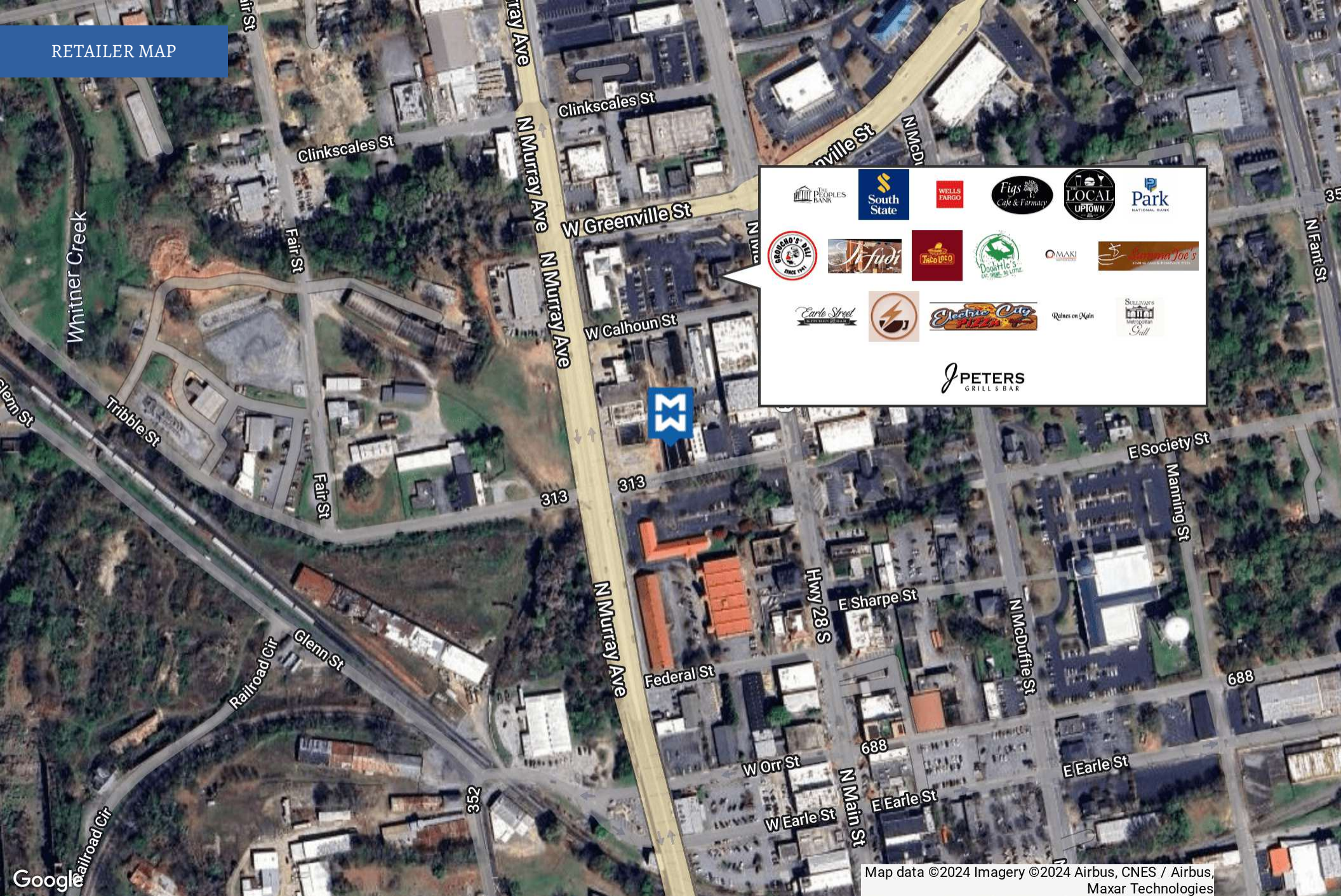
John Ruff, Vice President | 864.224.3503 | johnruff@mccoywright.com

ADDITIONAL PHOTOS



John Ruff, Vice President | 864.224.3503 | johnruff@mccoywright.com

RETAILER MAP



PEOPLE'S BANK | South State | WELLS FARGO | Figs Cafe & Farmacy | LOCAL UPTOWN NATIONAL BANK | Park NATIONAL BANK

BRANDO'S DELI | J. P. FUDI | TACO PASA | DOOKIE'S | OMAKI | SUZANNE JOE'S

CARLO STREET | ELECTRIC CITY | REFERS ON MAIN | SULLIVAN'S

J. PETERS GRILL & BAR

Map data ©2024 Imagery ©2024 Airbus, CNES / Airbus, Maxar Technologies



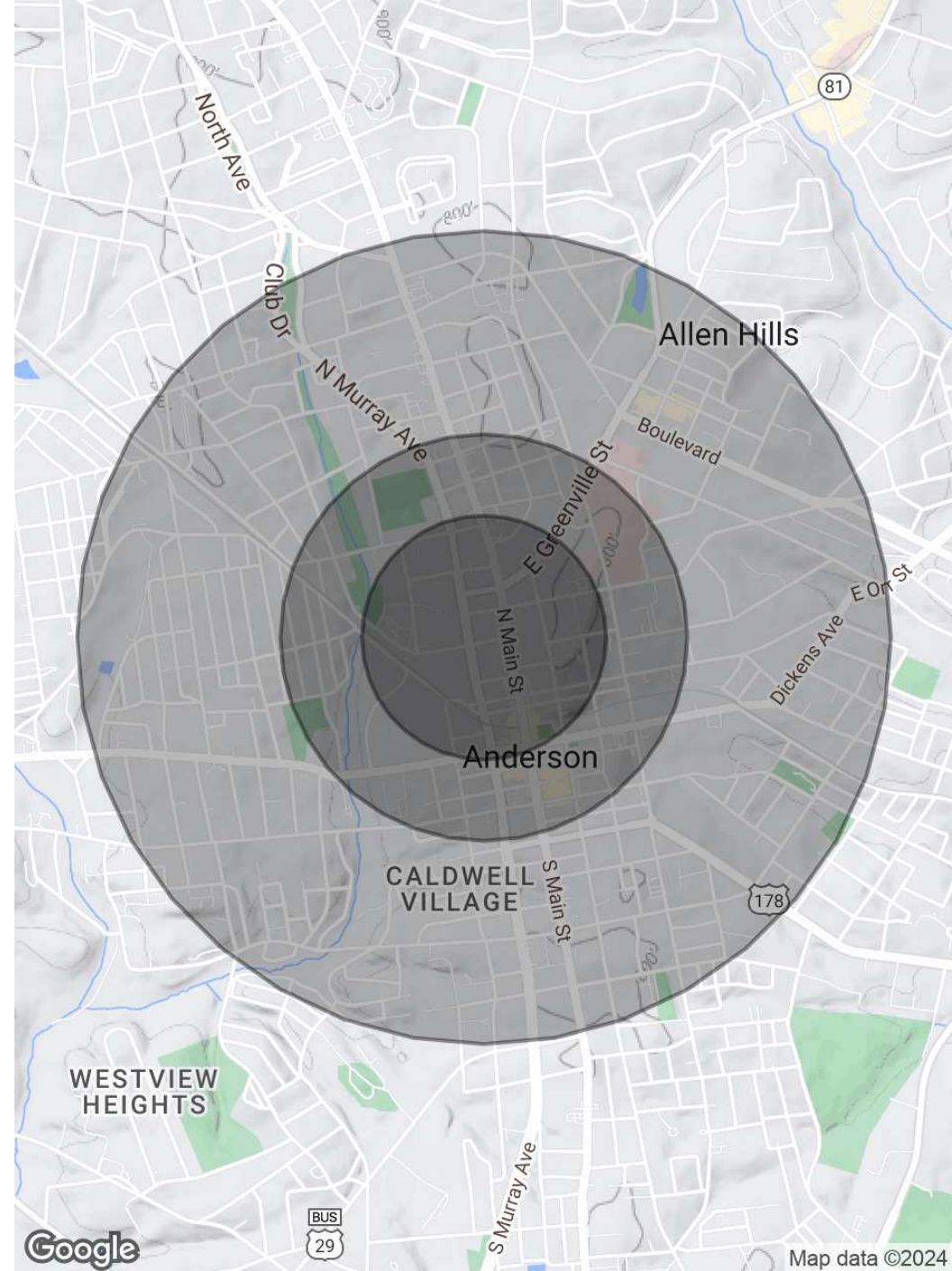
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DEMOGRAPHICS MAP & REPORT

POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	251	1,205	7,660
Average Age	38	38	38
Average Age (Male)	37	38	37
Average Age (Female)	39	39	39

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	101	481	2,915
# of Persons per HH	2.5	2.5	2.6
Average HH Income	\$47,113	\$47,438	\$51,231
Average House Value	\$178,234	\$151,513	\$169,173

Demographics data derived from AlphaMap



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