

# FOR LEASE

Retail Suites with Excellent Visibility on Clemson Blvd



  
**REEDY**  
COMMERCIAL

# Executive Summary

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

## Property & Location Highlights:

- Prime Retail location on N Main Street/Clemson Boulevard
- High Traffic Counts:  $\pm 29,400$  vehicles per day
- Excellent Visibility & Signage: pylon and building signage available
- Ample Parking:  $\pm 120$  surface spaces
- Strong Tenant Mix: service, retail, and office users
- Easy Access with multiple ingress/egress points
- Established Retail Corridor surrounded by national brands, restaurants, and banks
- $\pm 2.4$  miles to Downtown Anderson and  $\pm 2.5$  Miles to Anderson University

## Offering Summary

<b>Suite 6</b>	$\pm 1,405$ SF   \$18/SF (NNN)
<b>Suite 8</b>	$\pm 1,834$ SF   \$18/SF (NNN)
<b>Suite 10</b>	$\pm 898$ SF   \$8/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





Stop-A-Minit



DUNKIN'



Clemson Boulevard

# Meet Your Neighbors

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

# Retail Map

Anderson, SC



SITE

- Panera Bread
- COMMUNITY BANK
- TRUIST
- five BELOW
- HOBBY LOBBY
- Party City
- OLD NAVY

- LOWE'S
- Office DEPOT
- TJ-MAXX
- WILD THYME
- Papa John's
- TUCKERS
- TARGET
- KOHL'S
- STARBUCKS
- SAM'S CLUB
- LONGHORN STEAKHOUSE
- Walmart
- Michaels
- FIVE GUYS

- SONIC DRIVE-INS
- MOE'S
- ROSES
- JCPenney
- AÉROPOSTALE
- McDonald's
- belk
- DUNKIN' DONUTS
- QUICKTRIP
- Dillard's
- QUICKTRIP

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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.



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