



3131 N MAIN STREET

3131 N Main St, Anderson, SC 29621

ZANE LANDWERLEN

Associate
317.525.1815
zane@mccoywright.com

GARRISON SMITH

Associate
864.934.0180
garrison.smith@mccoywright.com





PROPERTY DESCRIPTION

McCoy Wright is pleased to present an exceptional leasing opportunity at Anderson Mall, located at 3131 N Main Street in Anderson, SC. Available for lease are approximately 1,100 to 250,274 square feet of both big-box (former JC Penney space) and inline retail space. The mall itself spans 313,602 square feet and is situated on a 34-acre site with over 3,200 parking spaces.

Anchored by a diverse mix of national retailers, including Belk, Dillard's, Books-A-Million, Bath & Body Works, and American Eagle, Anderson Mall is strategically positioned in the heart of Anderson County's primary retail corridor. Neighboring retailers include Chase Bank, Home Depot, Target, Hamrick's, Planet Fitness, and Roses, enhancing the mall's appeal. The property benefits from high visibility and traffic along Clemson Boulevard, with an estimated daily traffic count of approximately 32,000 vehicles. Vacancy rates in the Clemson Boulevard submarket are currently at a low 3%, further underscoring the area's strong retail demand

PROPERTY HIGHLIGHTS

- For Lease – 250,274 SF – Call for Pricing.
- Mall totals 313,602 SF – within the City of Anderson.
- Big Box Space for Lease – Former JC Penney's (±125,020).
- Traffic Counts exceed 32k VPD along Clemson Blvd.
- General Retail vacancy hovers at 1.2% along the Clemson Blvd submarket corridor
- Anchor tenants – Books-A-Million, Dillard's, Belk's, American Eagle, Bath and Body Works. Neighboring tenants include Chase Bank, Home Depot, Target, Hamrick's, Planet Fitness, Roses and many more.
- Currently negotiating with City regarding - New 13.9 acre mix used development along the MLK Jr Blvd – slated to break ground Q3 2025. Capturing a variety of national and regional users to support the mall.

OFFERING SUMMARY

Lease Rate:	Call For Pricing
Property Type:	Retail Space
Unit Size:	1,100-250,274

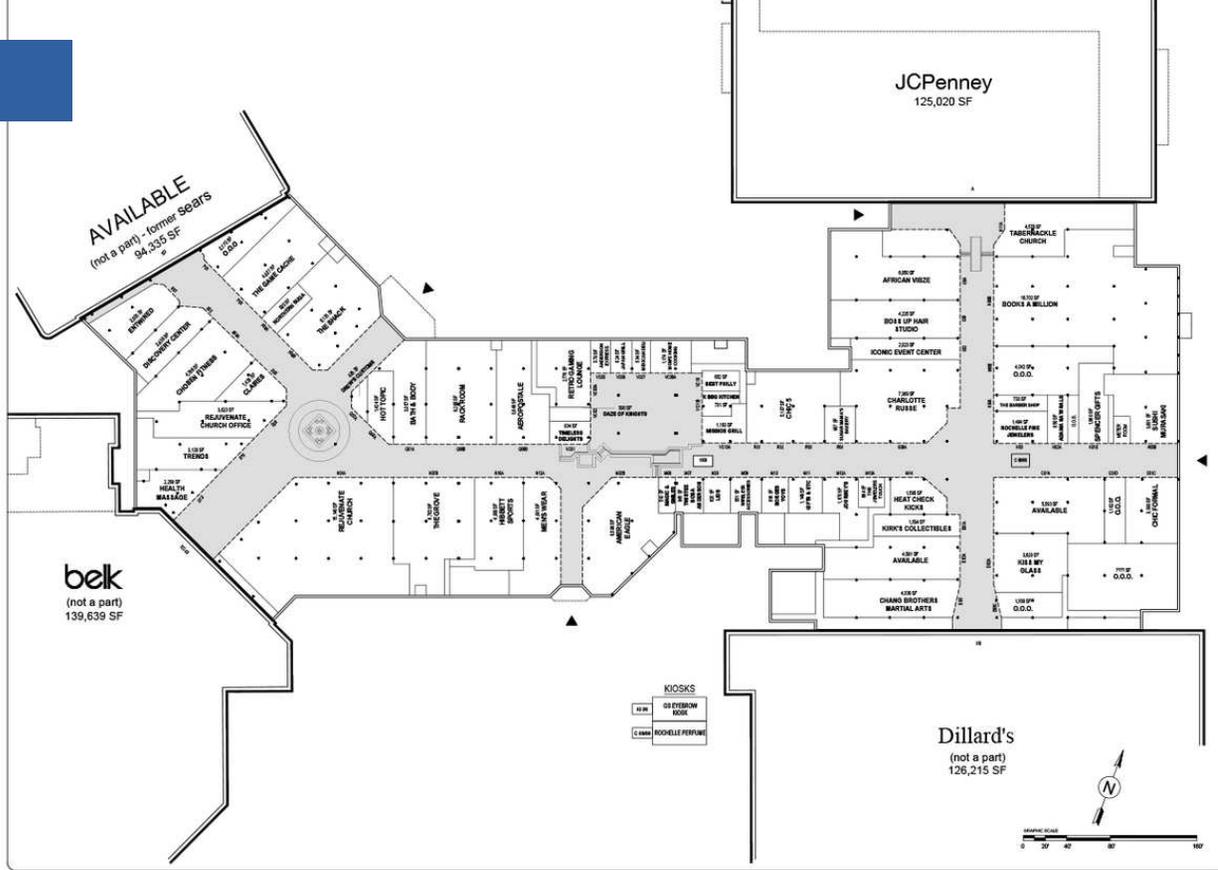


Zane Landwerlen, Associate | 317.525.1815 | zane@mccoywright.com
 Garrison Smith, Associate | 864.934.0180 | garrison.smith@mccoywright.com

ADDITIONAL PHOTOS



Zane Landwerlen, Associate | 317.525.1815 | zane@mccoywright.com
Garrison Smith, Associate | 864.934.0180 | garrison.smith@mccoywright.com



ANDERSON MALL
 3131 NORTH MAIN STREET
 ANDERSON, SOUTH CAROLINA 29621

PROJECT NO. 001
 DRAWN BY: JS
 © SUMMIT PROPERTIES

DESCRIPTION
 LEASE PLAN

SHEET NO.
LP1

DATE: January 2025

Unit	Tenant	SF	Current Status
203A	Chosen Fitness	4786	AVAILABLE
A	VACANT	125020	AVAILABLE
C 68/69	Rochelle Perfume	KIOSK	AVAILABLE
C01A	VACANT	5590	AVAILABLE
C01C	Chic Formal	3000	AVAILABLE
C01D	O.O.O	1162	AVAILABLE
D02A	Kiss My Glass	3628	AVAILABLE
D03C	O.O.O	1368	AVAILABLE
E02A	VACANT	4581	AVAILABLE
E03	Chang Brothers Martial Arts	4506	AVAILABLE
E10A	Kirks Collectibles	1594	AVAILABLE
G02	Iconic Event Center	2023	AVAILABLE
G03	Boss Up Hair Studio	4225	AVAILABLE
G04	African Vibze	6050	AVAILABLE
Q06A	Charlotte Russe	7369	NOT AVAILABLE
H01E	Spencers	1980	NOT AVAILABLE
H02A	Adama Naturals	850	AVAILABLE
H03	Rochelle Fine Jewelers	1484	AVAILABLE
H04A	The Barber Shop	723	AVAILABLE
H05B	Sushi Muraasaki	3601	NOT AVAILABLE
H05E	O.O.O	4042	AVAILABLE
H06B	Books A Million	16702	NOT AVAILABLE
H11A	Tabernackle Church	4576	AVAILABLE
K106	Eyebrow	KIOSK	AVAILABLE
M02B	American Eagle	6596	NOT AVAILABLE
M06	Magic & Smiles	510	AVAILABLE
M07	Twistee Boba	845	AVAILABLE
M08	Lids	820	NOT AVAILABLE
M09	Wireless Accessories	951	AVAILABLE
M10	Burgess Toys	816	AVAILABLE
M11	Gifts & Etc.	1149	AVAILABLE

Unit	Tenant	SF	Current Status
M12A	Journey's	1670	NOT AVAILABLE
M13A	The Jewelers Touch	664	AVAILABLE
M14	Heat Check Kicks	1595	AVAILABLE
N01A	Rejuvenate Church	35340	AVAILABLE
N07B	The Grove	6702	AVAILABLE
N10A	Hibbet Sports	4000	NOT AVAILABLE
N12A	Men's Wear	4001	NOT AVAILABLE
P01	O.O.O	2170	AVAILABLE
P03	The Game Cache	4927	AVAILABLE
P06A	Northern Suga	920	AVAILABLE
P06B	The Shack	6135	AVAILABLE
Q01A	Bath & Body Works	3057	NOT AVAILABLE
Q02A	Drew's Customs	425	AVAILABLE
Q03A	Hot Topic	1424	NOT AVAILABLE
Q06B	Rack Room	6265	NOT AVAILABLE
Q08B	Aeropostale	3848	NOT AVAILABLE
R01, R02, R03	Chic 5	5187	AVAILABLE
R04	Sugar Mama Bakery	967	AVAILABLE
S01	Estwind	2903	AVAILABLE
S02	Discovery Center	2436	AVAILABLE
S05	Claire's	1435	NOT AVAILABLE
S06	Rejuvenate Church	3620	AVAILABLE
S10	Trends	3128	AVAILABLE
S12	Health Massage	2268	AVAILABLE
VC01	Timeless Delights	694	AVAILABLE
VC02	Dance of Knights	500	AVAILABLE
VC03A	Retro Gaming Lounge	2779	AVAILABLE
VC05	Anderson Express	570	NOT AVAILABLE
VC06	Japan Grill	624	AVAILABLE
VC07	Mexican Deli	534	AVAILABLE
VC08A	Moms Home Cooking	1174	AVAILABLE
VC10	Best Philly	652	AVAILABLE
VC11B	Mission Grill	721	AVAILABLE



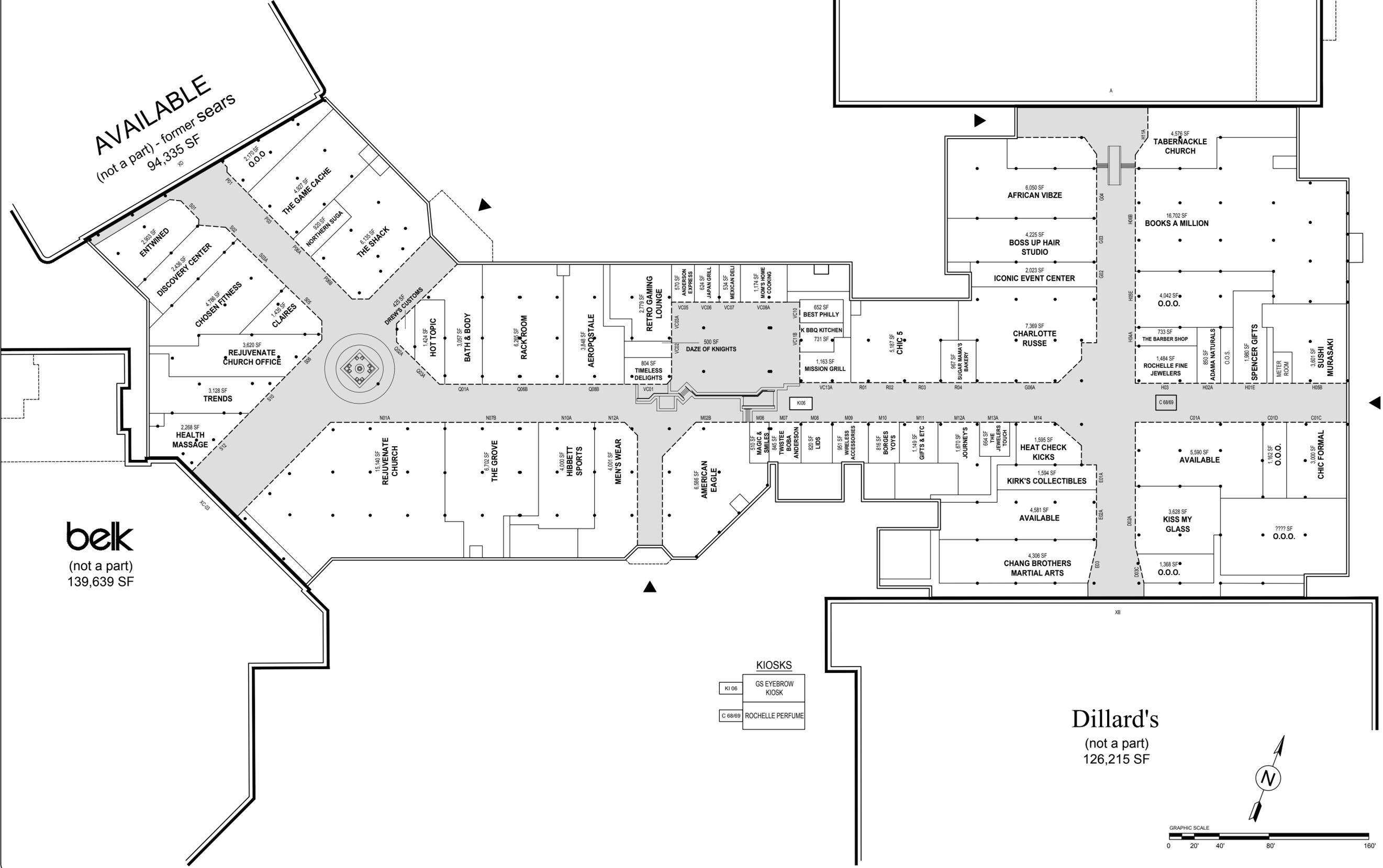
Zane Landwerlen, Associate | 317.525.1815 | zane@mccoywright.com
 Garrison Smith, Associate | 864.934.0180 | garrison.smith@mccoywright.com

AVAILABLE
(not a part) - former sears
94,335 SF

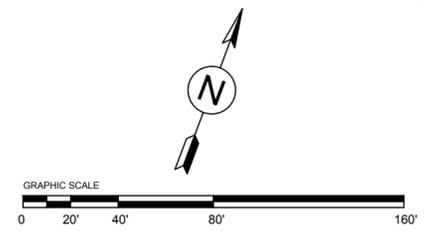
belk
(not a part)
139,639 SF

JCPenney
125,020 SF

Dillard's
(not a part)
126,215 SF



- KIOSKS**
- KI 06 GS EYEBROW KIOSK
 - C 68/69 ROCHELLE PERFUME



TENANT NAMES SHOWN ON THIS PLAN REPRESENT LEASES WHICH ARE EXECUTED, OUT FOR SIGNATURE, OR IN NEGOTIATION. SPECIFIC NAMES, LOCATIONS, DIMENSIONS OF ANY STORE ENTRANCE, OR IMPROVEMENT ARE SUBJECT TO CHANGE, MODIFICATION AND DELETION BY LANDLORD OR OTHER PARTIES, AND ARE NOT A REPRESENTATION OF, OR WARRANTY AS TO THE OPENING OR CONTINUED OPERATION OF ANY STORE NAMED OR DEPICTED ON THIS PLAN.

NOTWITHSTANDING THAT CERTAIN OF THE ELEMENTS, INCLUDING BUT NOT LIMITED TO THE TENANT NAMES, SHOWN ON THIS PLAN MAY BE INDICATED AS FUTURE OR PROPOSED. LANDLORDS MAKE NO REPRESENTATION THAT THE FUTURE DEVELOPMENT WILL OCCUR AS SHOWN.

ALL TENANT LEASE AREAS ARE MEASURED FROM THE CENTERLINE OF INTERIOR PARTITION, FROM THE OUTSIDE FACE OF EXTERIOR WALL, FROM THE FULL THICKNESS OF CORRIDOR AND SHAFT WALLS AND FROM THE EDGE OF SLAB AT ANCHOR STORE WALLS.

PROJECT NO: 001
DRAWN BY: JB
© SUMMIT PROPERTIES

DESCRIPTION
LEASE PLAN

SHEET NO.
LP1

DATE: January 2025

RETAILER MAP



Map data ©2024 Imagery ©2024 Airbus, Maxar Technologies



Zane Landwerlen, Associate | 317.525.1815 | zane@mccoywright.com
Garrison Smith, Associate | 864.934.0180 | garrison.smith@mccoywright.com

Information herein is deemed reliable but not warranted. Buyers, Tenants or any Interested Parties must independently verify any and all information regarding the subject property(s).

RETAILER MAP



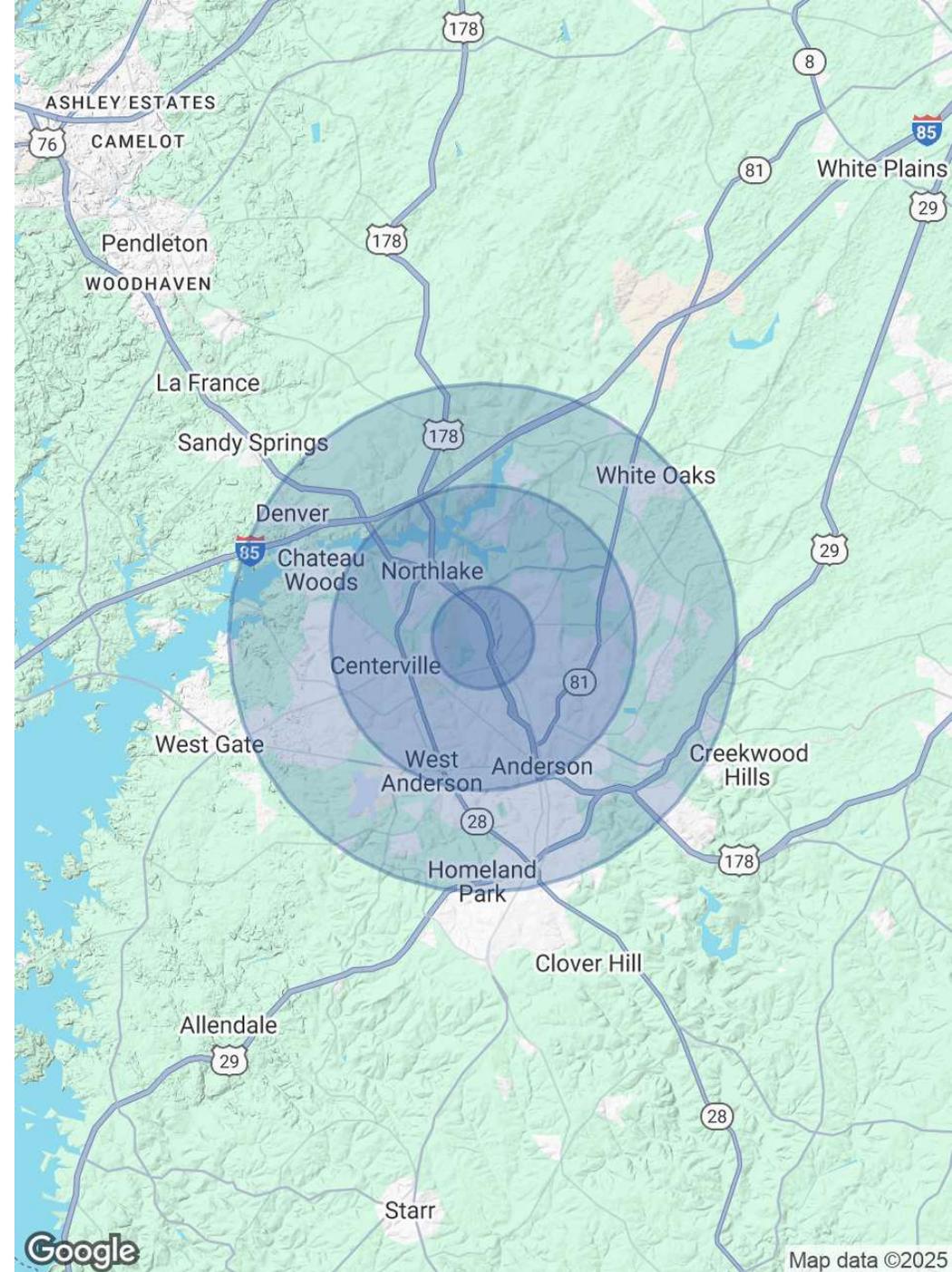
Zane Landwerlen, Associate | 317.525.1815 | zane@mccoywright.com
 Garrison Smith, Associate | 864.934.0180 | garrison.smith@mccoywright.com

DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	4,125	35,773	67,040
Average Age	37.3	39.1	40.1
Average Age (Male)	34.4	37.1	38.4
Average Age (Female)	41.3	42.2	42.0

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,023	16,742	30,695
# of Persons per HH	2.0	2.1	2.2
Average HH Income	\$60,412	\$59,761	\$60,837
Average House Value	\$138,887	\$150,780	\$150,248

2020 American Community Survey (ACS)



Zane Landwerlen, Associate | 317.525.1815 | zane@mccoywright.com

Garrison Smith, Associate | 864.934.0180 | garrison.smith@mccoywright.com



ZANE LANDWERLEN

Associate

Direct: 317.525.1815
zane@mccoywright.com



GARRISON SMITH

Associate

Direct: 864.934.0180
garrison.smith@mccoywright.com



Zane Landwerlen, Associate | 317.525.1815 | zane@mccoywright.com
Garrison Smith, Associate | 864.934.0180 | garrison.smith@mccoywright.com