



804 N MAIN ST.

804 North Main Street, Anderson, SC 29621

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PROPERTY SUMMARY



PROPERTY DESCRIPTION

Available for Sale (\$210,000)

Well-positioned on North Main Street, this ±1,450 SF office building offers an excellent opportunity for owner-users and investors alike. The property provides a highly visible and convenient location in the heart of Anderson with a functional office layout, ample on-site parking, and easy access to Downtown Anderson, Clemson Boulevard. Surrounded by established businesses, retail, restaurants, and professional services, the property is well suited for professional office, medical, insurance, financial, or other service-oriented uses.



PROPERTY HIGHLIGHTS

- ±1,450 SF office building
- Available for Sale
- High-visibility North Main Street location
- Functional office layout
- Ample on-site parking
- Excellent owner-user or investment opportunity
- Convenient access to Downtown Anderson, Clemson Boulevard
- Surrounded by established businesses, retail, and restaurants
- Ideal for professional office, medical, insurance, financial, or service-oriented users

OFFERING SUMMARY

Sale Price:	\$210,000
Building Size:	1,450 SF



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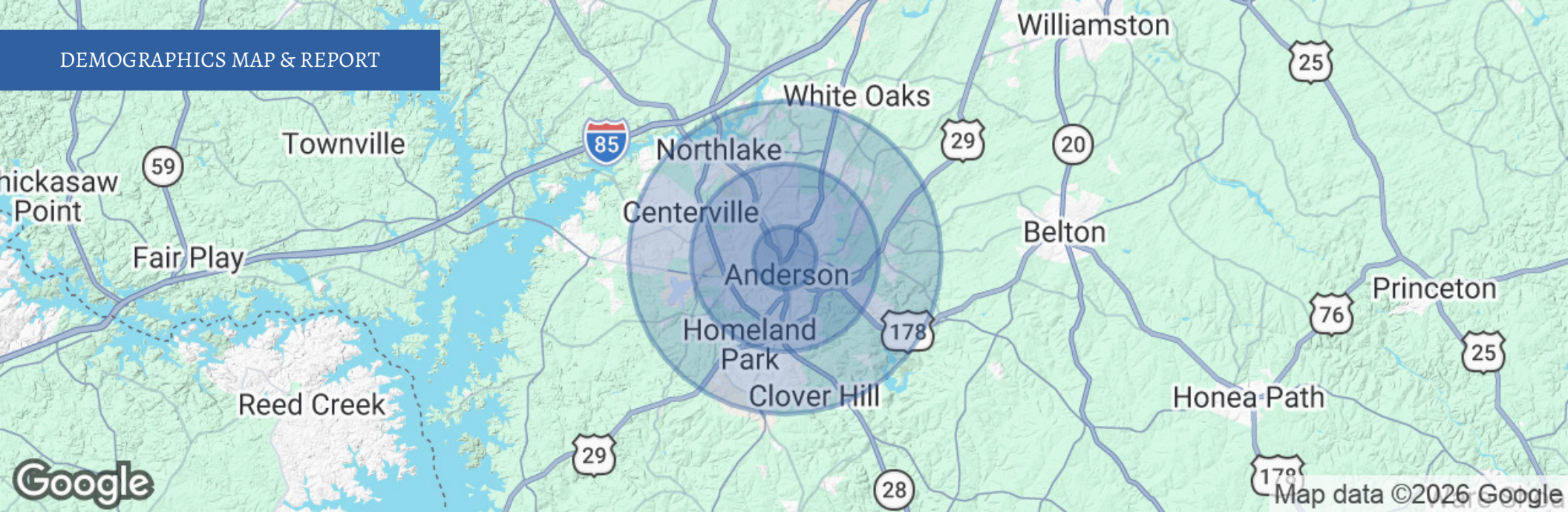
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ADDITIONAL PHOTOS



Jackson Williamson, Vice President | 864.376.4442 | jackson@mccoywright.com
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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,445	40,705	69,046
Average Age	35.3	36.6	38.9
Average Age (Male)	35.0	34.5	36.7
Average Age (Female)	36.4	38.4	40.8

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,422	16,604	28,359
# of Persons per HH	2.7	2.5	2.4
Average HH Income	\$59,186	\$64,987	\$74,036
Average House Value	\$172,906	\$190,715	\$201,691

2023 American Community Survey (ACS)



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