



# 3325 N MAIN ST.

3325 N Main St, Anderson, SC 29621

**GARRISON SMITH**

Associate  
864.934.0180  
garrison.smith@mccoywright.com

**ZANE LANDWERLEN**

Associate  
317.525.1815  
zane@mccoywright.com







**PROPERTY DESCRIPTION**

McCoy Wright is pleased to present this opportunity to Ground lease or lease to current building on this prime ±.66 acre hard corner located along Clemson Blvd in Anderson SC. This property sits at the corner of N Main St and Country Club Ln with excellent visibility with roughly ±31k VPD. This property has two full access points on Clemson Blvd and a full access on County Club Ln. This property sits amongst the top retailers in Anderson and is positioned in an ideal location for any freestanding retailer looking to enter the market.

**PROPERTY HIGHLIGHTS**

- Prime location in Anderson, SC for GL or Lease
- Positioned on Clemson Blvd (±31k VPD)
- Two full access points on Clemson Blvd
- Surrounded by national retailers.
- Site if roughly 140' x 220'
- Anderson County Tax Map # - 1212502007

**OFFERING SUMMARY**

Lease Rate:	\$96,000.00 per year (Ground)
Lot Size:	0.66 Acres

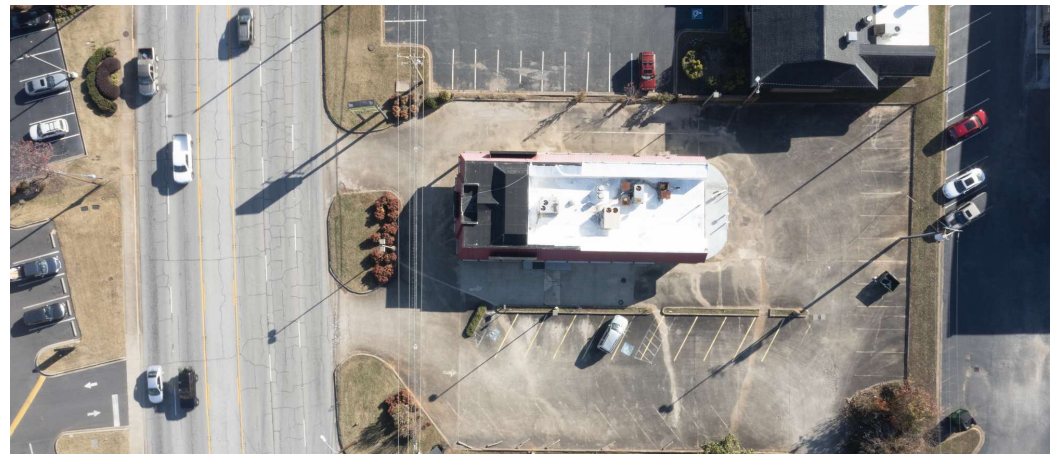
DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	1,959	15,513	28,434
Total Population	4,351	37,708	70,008
Average HH Income	\$81,666	\$80,913	\$79,322



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



ADDITIONAL PHOTOS



Garrison Smith, Associate | 864.934.0180 | [garrison.smith@mccoywright.com](mailto:garrison.smith@mccoywright.com)  
Zane Landwerlen, Associate | 317.525.1815 | [zane@mccoywright.com](mailto:zane@mccoywright.com)

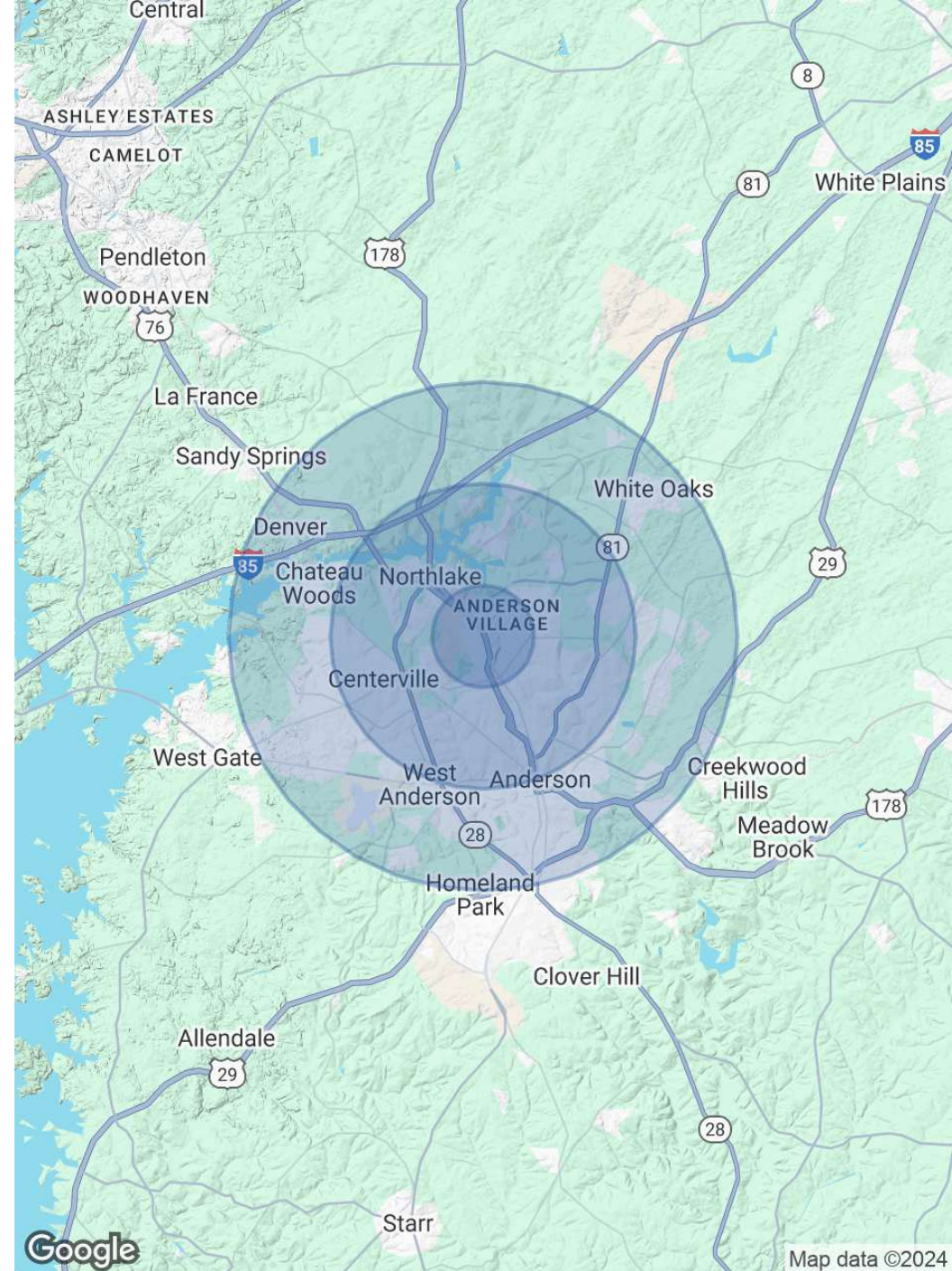


# DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	4,351	37,708	70,008
Average Age	40	41	42
Average Age (Male)	39	40	40
Average Age (Female)	41	43	43

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,959	15,513	28,434
# of Persons per HH	2.2	2.4	2.5
Average HH Income	\$81,666	\$80,913	\$79,322
Average House Value	\$326,825	\$266,283	\$249,867

Demographics data derived from AlphaMap



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





**GARRISON SMITH**

Associate

**Direct:** 864.934.0180  
garrison.smith@mccoywright.com



**ZANE LANDWERLEN**

Associate

**Direct:** 317.525.1815  
zane@mccoywright.com



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