

Prime Retail Strip For Lease

1402 East River Street
ANDERSON, SC 29624



PROPERTY SUMMARY

1402 EAST RIVER STREET



Property Summary

| | |
|------------------|---------------------|
| Address: | 1402 E River Street |
| County: | Anderson, SC |
| Zip Code: | 29624 |
| Lease Rate: | \$10 - \$12 |
| Lease Type: | NNN |
| Lease Term: | Negotiable |
| Spaces Available | 2 |
| Space A | 4,280 SF |
| Space B | 4,280 SF |
| Renovated: | 2024 |
| Parking: | Surface |
| Zoning: | C1 |

Property Overview

The Divine Group offers a prime leasing opportunity at 1402 E River St in Anderson, SC. This free-standing strip center, located at the corner of East River St and Shockley Rd, provides excellent street exposure and visibility. Anchored by national tenants like Family Dollar and AutoZone, the property enjoys consistent foot traffic. Two spaces are available: both are +/- 4,280 SF with one being an endocarp and with competitive lease rates of \$10-\$12 per SF NNN. This is an ideal opportunity for businesses to thrive in a high-traffic area alongside well-known national retailers.

Location Overview

Located in the heart of Anderson, South Carolina, the property at 1402 E River St enjoys the advantages of a vibrant and growing community. Anderson is a city that offers a perfect blend of southern charm and modern amenities, making it an ideal location for businesses to thrive. With a population of approximately 27,000 residents, Anderson offers a strong customer base to support local businesses.

PROPERTY PHOTOS

1402 EAST RIVER STREET



DIVINE GROUP
22 Garlington Road
Greenville, SC 29615

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AVAILABLE SPACES

1402 EAST RIVER STREET

RETAIL

FOR LEASE



Lease Space Highlights

- **Prime Corner Location:** Situated at the bustling intersection of East River St & Shockley Rd, offering maximum visibility and street exposure.
- **National Anchor Tenants:** Join national brands like Family Dollar and AutoZone, ensuring a steady flow of foot traffic.
- **Flexible Space Options:** Choose from two available spaces: two units at +/- 4,280 SF each.
- **Competitive Lease Rates:** Affordable pricing with rates starting at \$10 per SF NNN for inline space and \$12 per SF NNN for the end cap.
- **Customizable Retail Space:** Delivered as a warm shell.
- **High Traffic Area:** Benefit from the constant stream of visitors driven by anchor tenants and the busy location.

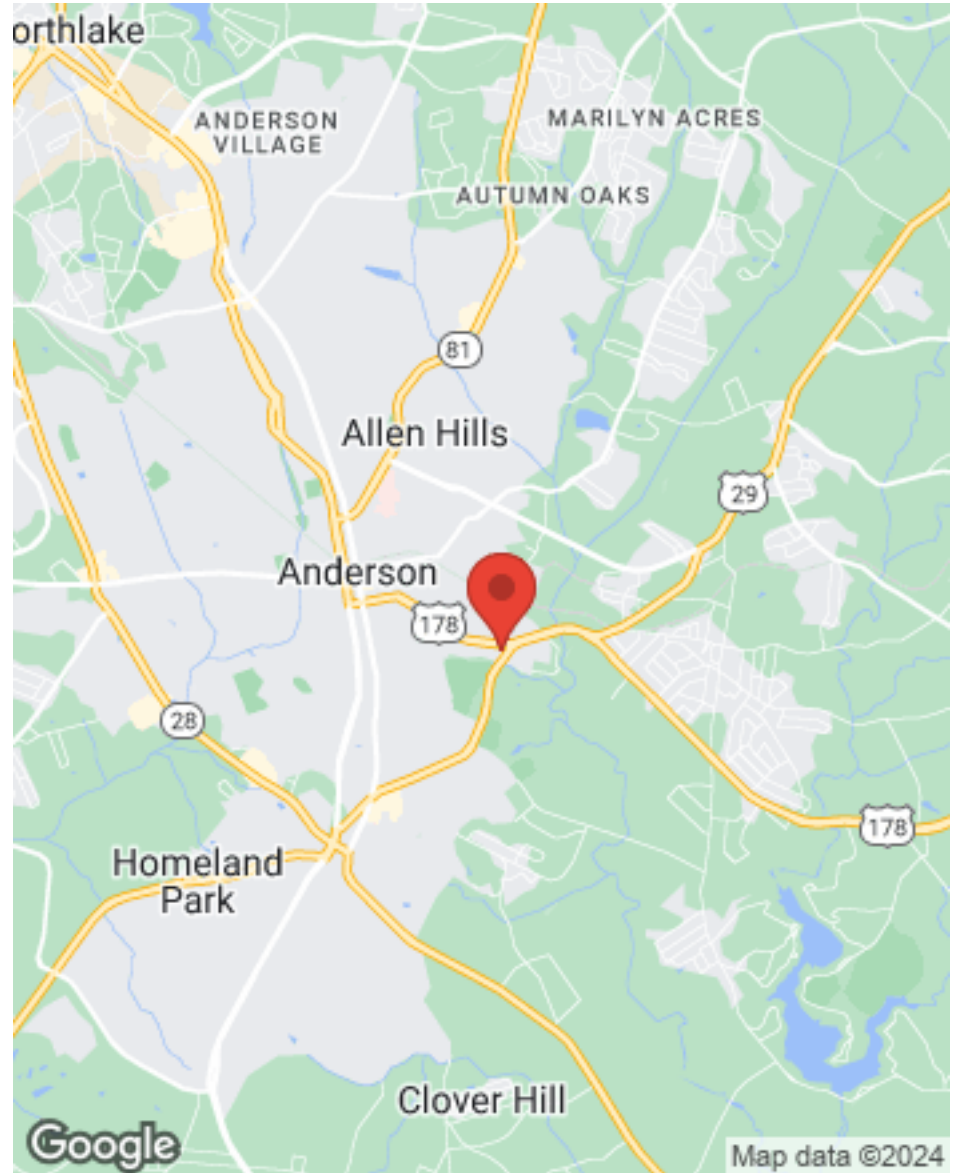
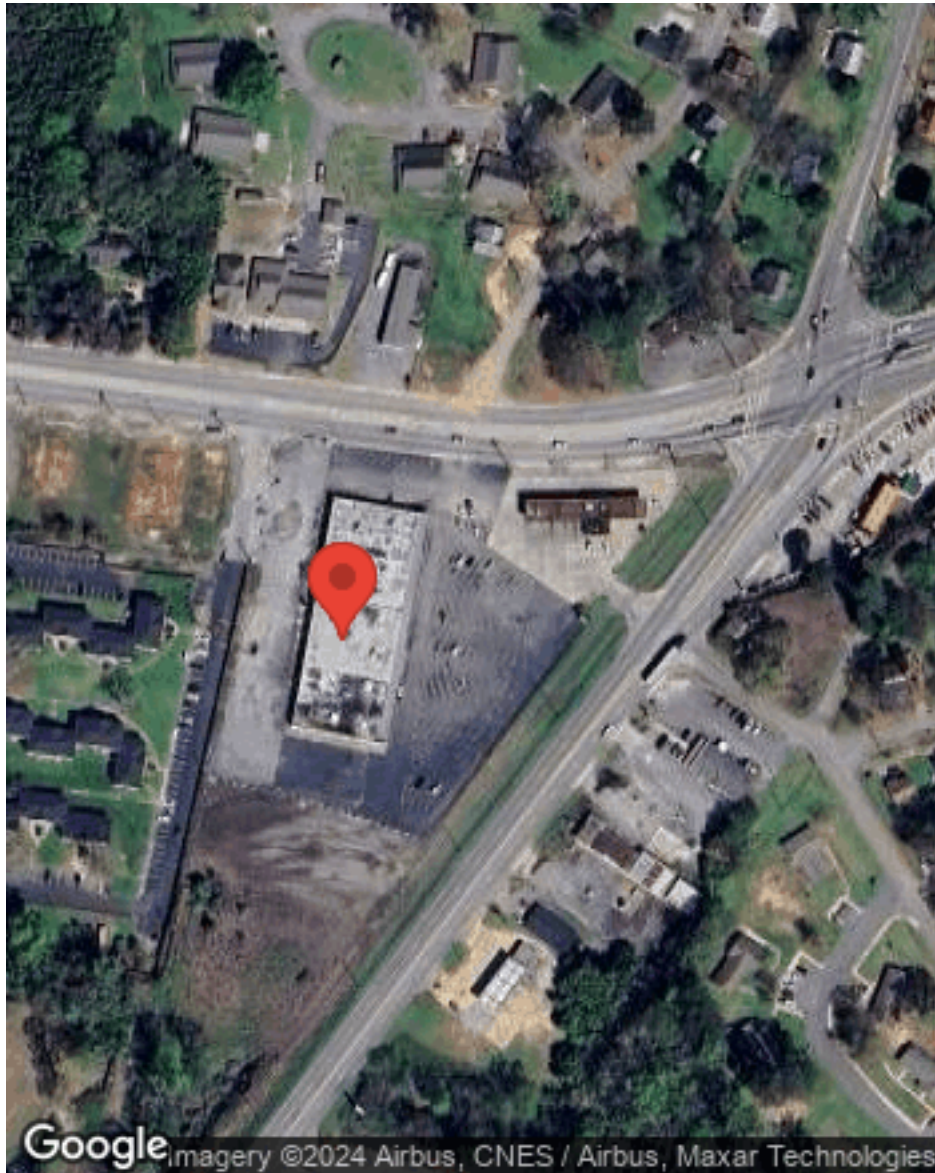
| Space | Size | Rate | Use | Available |
|-------|-------|----------|--------|-----------|
| A | 4,280 | \$12 /mo | Retail | Yes |
| B | 4,280 | \$10 /mo | Retail | Yes |

Nearby Places

- **Directly Adjacent to Residential Neighborhoods:** Surrounded by established communities, ensuring a consistent customer base.
- **Convenient Access to I-85:** Quick access to Interstate 85, connecting the property to major cities and increasing its regional appeal.
- **Near Healthcare Facilities:** Close to AnMed Health Medical Center, enhancing the property's appeal to medical and service-oriented businesses.

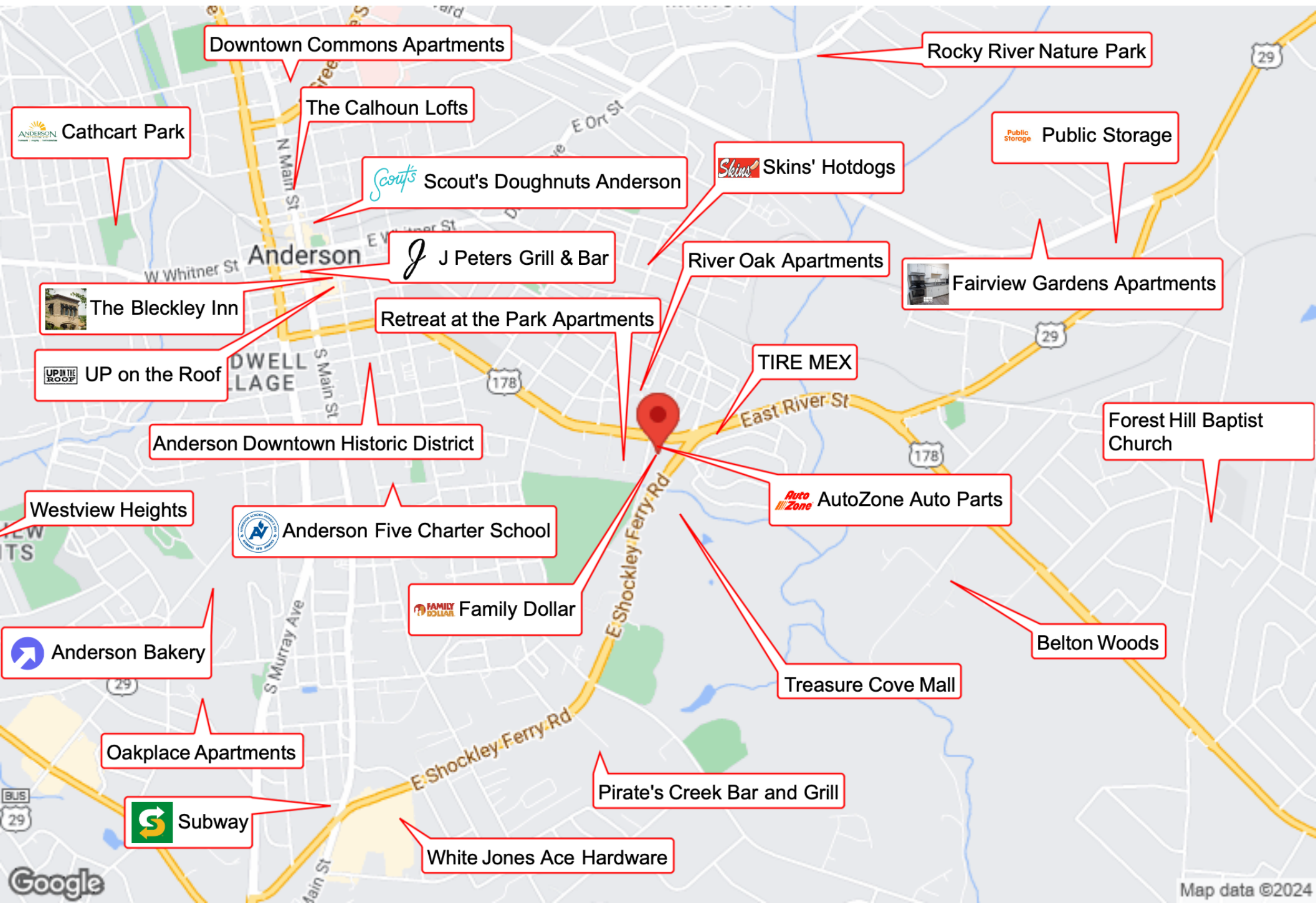
LOCATION MAPS

1402 EAST RIVER STREET



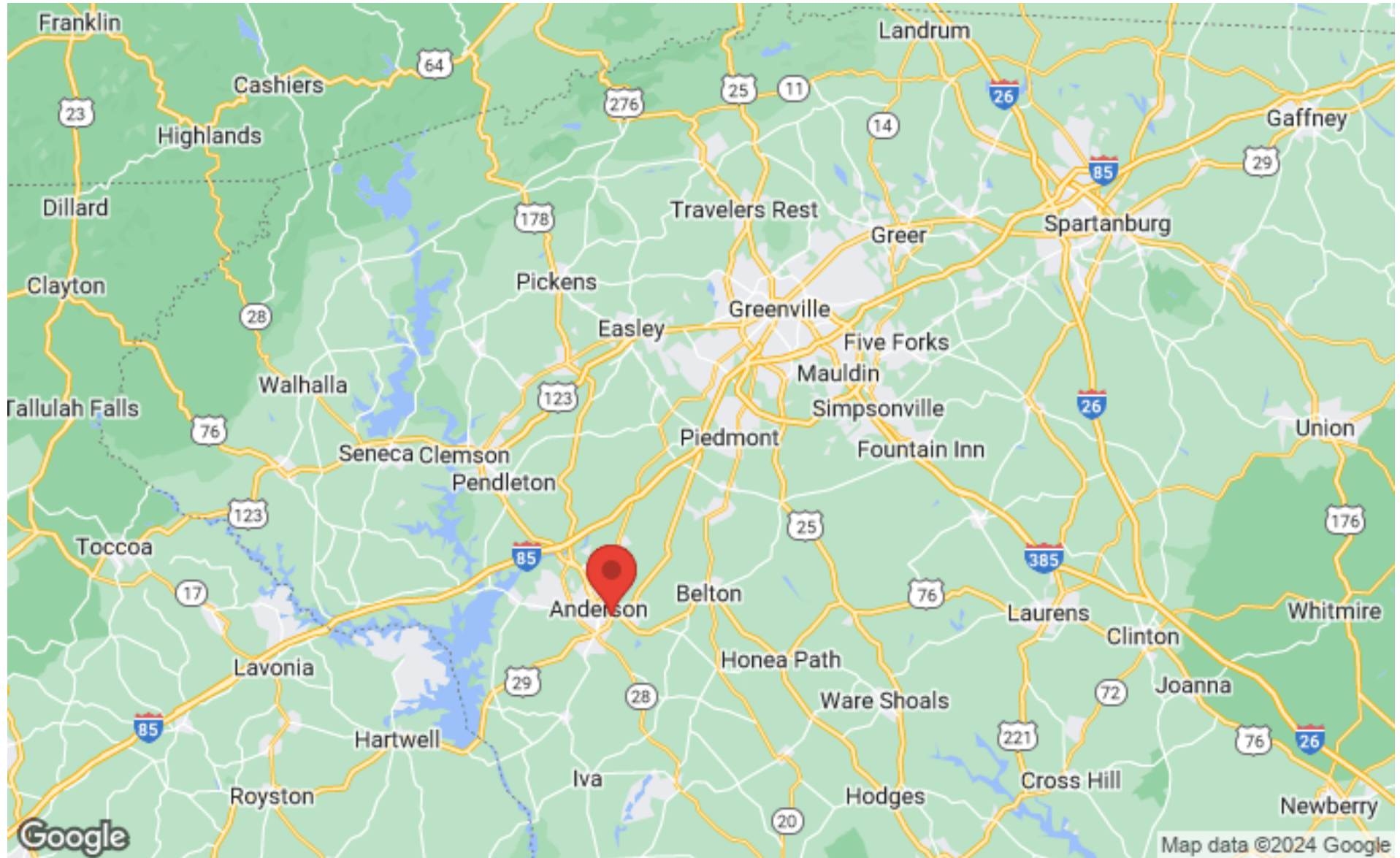
BUSINESS MAP

1402 EAST RIVER STREET



REGIONAL MAP

1402 EAST RIVER STREET

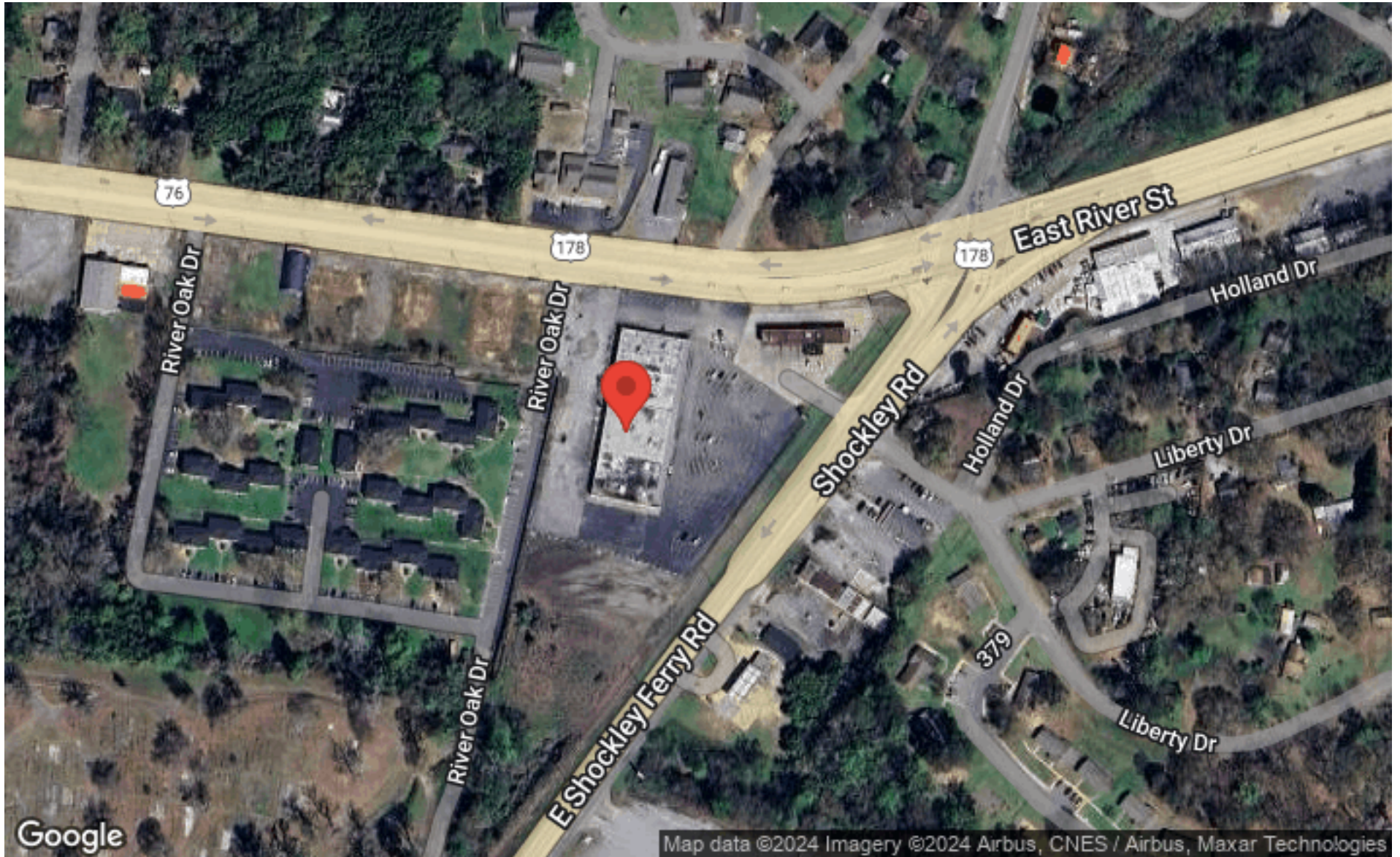


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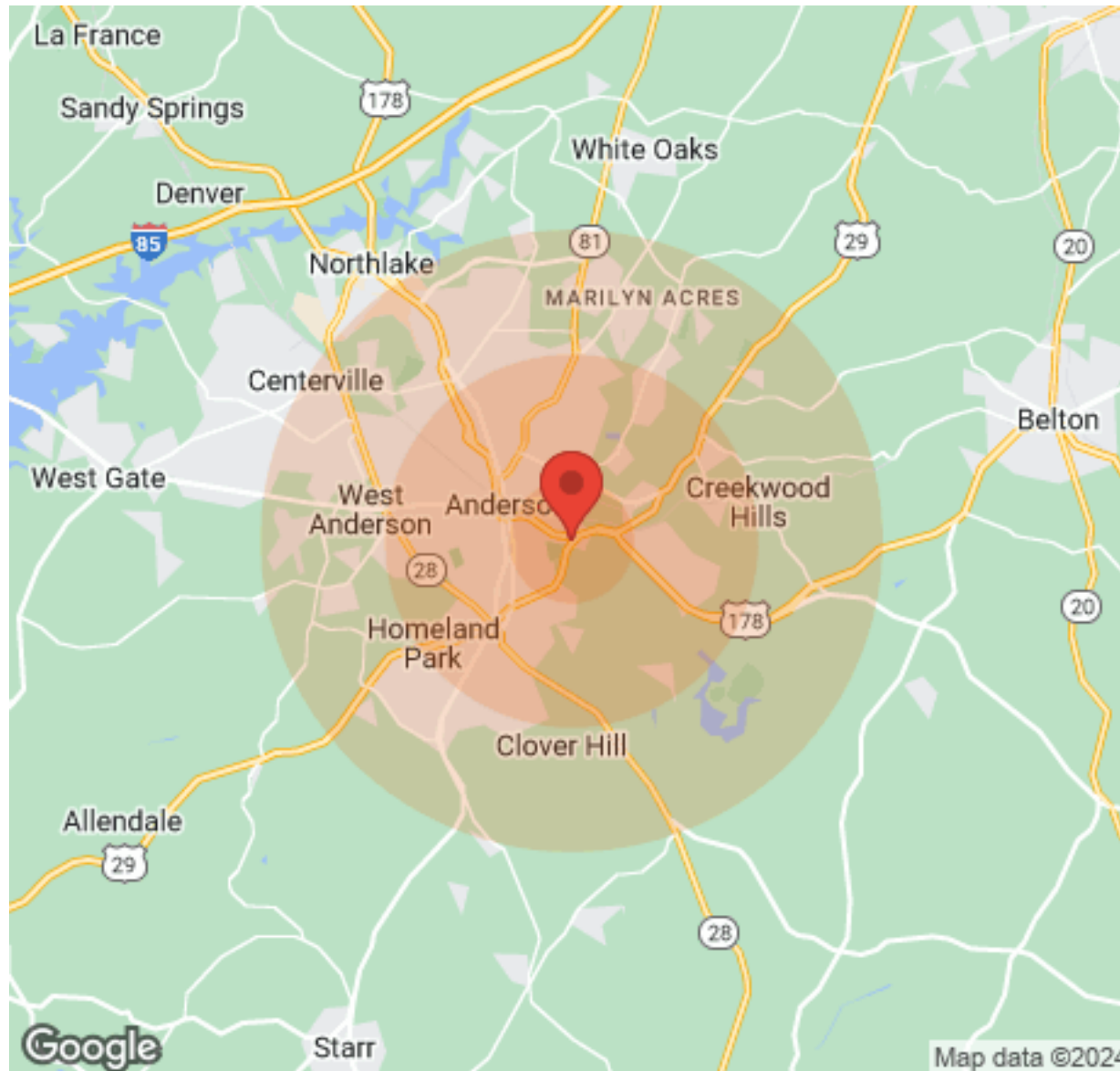
AERIAL MAP

1402 EAST RIVER STREET



DEMOGRAPHICS

1402 EAST RIVER STREET



| | 1 Mile | 3 Miles | 5 Miles |
|---------------------|----------|----------|----------|
| Population | | | |
| Male | 1,988 | 14,708 | 27,825 |
| Female | 2,269 | 17,283 | 31,347 |
| Total Population | 4,257 | 31,991 | 59,172 |
| Age | | | |
| Ages 0-14 | 899 | 6,967 | 12,423 |
| Ages 15-24 | 556 | 4,396 | 7,965 |
| Ages 25-54 | 1,579 | 12,342 | 22,517 |
| Ages 55-64 | 516 | 3,434 | 6,790 |
| Ages 65+ | 707 | 4,852 | 9,477 |
| Race | | | |
| White | 1,227 | 17,773 | 39,186 |
| Black | 2,939 | 13,182 | 17,587 |
| Am In/AK Nat | N/A | 9 | 15 |
| Hawaiian | N/A | 9 | 9 |
| Hispanic | 131 | 1,197 | 2,492 |
| Multi-Racial | 182 | 1,916 | 3,906 |
| Income | | | |
| Median | \$17,999 | \$26,498 | \$32,299 |
| < \$15,000 | 707 | 3,570 | 5,191 |
| \$15,000-\$24,999 | 485 | 2,442 | 4,054 |
| \$25,000-\$34,999 | 157 | 1,626 | 3,115 |
| \$35,000-\$49,999 | 121 | 1,509 | 2,864 |
| \$50,000-\$74,999 | 214 | 1,991 | 4,114 |
| \$75,000-\$99,999 | 51 | 895 | 2,202 |
| \$100,000-\$149,999 | 41 | 667 | 1,656 |
| \$150,000-\$199,999 | N/A | 73 | 301 |
| > \$200,000 | N/A | 130 | 357 |
| Housing | | | |
| Total Units | 2,460 | 15,206 | 27,041 |
| Occupied | 1,877 | 12,856 | 23,572 |
| Owner Occupied | 657 | 6,463 | 13,433 |
| Renter Occupied | 1,220 | 6,393 | 10,139 |
| Vacant | 583 | 2,350 | 3,469 |

ADVISOR BIO

1402 EAST RIVER STREET



Tim McDougall

VP of Commercial Leasing & Development

tim@divinegroup.us

(440) 476-4744

Meet Tim, an accomplished commercial real estate professional with a proven track record of success and a true passion for real estate. As a key member of the Divine Group team, Tim is responsible for pre-leasing available spaces, assisting with property development and acquisitions, and managing properties and assets.

Tim's specialized focus is on retail, office, and mixed-use properties throughout the upstate region of South Carolina. With extensive experience in buying, selling, and leasing commercial real estate, he has honed his skills to provide unparalleled service to clients. Prior to joining Divine Group, Tim represented big-box retailers such as Dick's Sporting Goods, Golf Galaxy, Designer Shoe Warehouse, and Filene's Basement, among others.

In addition to his professional achievements, Tim is deeply committed to the Greenville community and actively coaches youth hockey at the local ice rink. When he's not working or coaching, he loves to hit the links and play golf. With his drive, dedication, and expertise, Tim is poised to excel and make a significant impact in the commercial real estate industry.