



# 2816 E NORTH AVE

2816 East North Avenue, Anderson, SC 29625

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**McCOY WRIGHT**  
COMMERCIAL REAL ESTATE



## PROPERTY SUMMARY



### PROPERTY DESCRIPTION

McCoy Wright is pleased to present the opportunity to buy or lease 2816 E North Main – a well kept, 1,100 SF office/retail building located in Anderson, SC. This building is currently built out for retail space with new hard wood floors and freshly painted walls. It also has a bathroom and kitchenette. Property is located just behind Ace Hardware on Clemson Blvd and sits on .33 acres with both front and rear parking. This opportunity would make for a great owner user or investment and is located 2.3 miles from downtown Anderson and 4.1 miles to I-85 at exit 19. For more information please reach out to the listing brokers.

### PROPERTY HIGHLIGHTS

- For Sale or Lease - \$325,000 or \$2,000/month (MG)
- 1100 SF – built out for office/retail use
- New hardwood floors and freshly painted interior
- Positioned on .33 acre – 2.3 miles from Downtown Anderson
- Front and rear parking on site (roughly 12 parking spaces)
- Anderson County Tax Map-1221303004

### OFFERING SUMMARY

Sale Price:	\$325,000
Lease Rate:	\$2000/month (MG)
Lot Size:	.33 acres
Building Size:	1,100 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,406	17,166	30,299
Total Population	5,504	41,519	74,791
Average HH Income	\$80,660	\$74,461	\$76,947



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## RETAILER MAP



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ADDITIONAL PHOTOS



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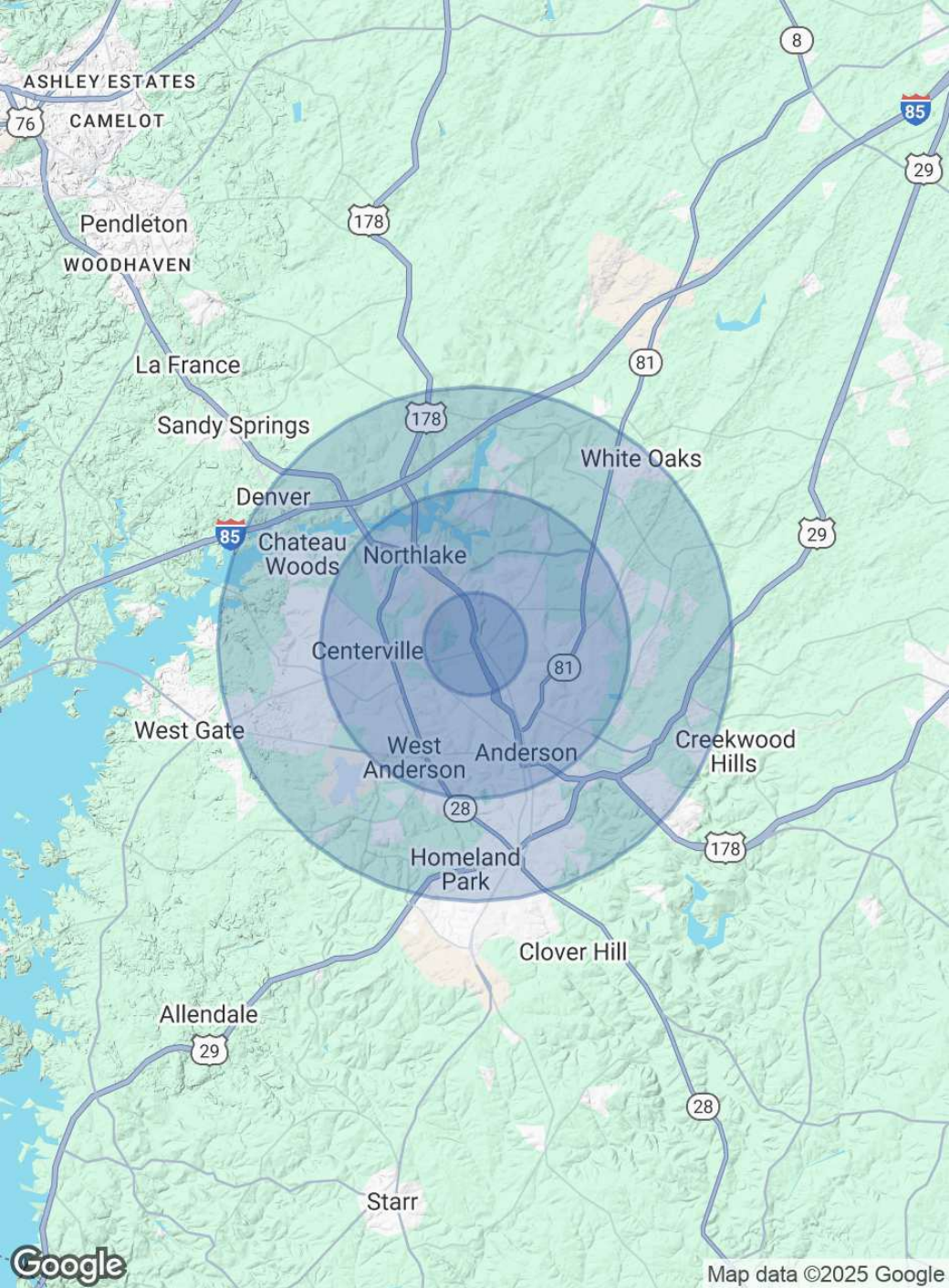


DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,504	41,519	74,791
Average Age	42	41	41
Average Age (Male)	40	39	40
Average Age (Female)	43	42	43

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,406	17,166	30,299
# of Persons per HH	2.3	2.4	2.5
Average HH Income	\$80,660	\$74,461	\$76,947
Average House Value	\$256,872	\$243,474	\$239,917

Demographics data derived from AlphaMap



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