



114-118 TRIBBLE STREET

114-118 Tribble St, Anderson, SC 29625

JOHN RUFF

Vice President

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PROPERTY DESCRIPTION

Available for lease approximately +/- 2,750 SF of flex space in downtown Anderson. The property is visible from N Main Street & is in close proximity to many new successful redevelopments. Currently the property consist of a large open bay with a drive-in door. There is access to an easement for shared parking behind the building allowing for multiple points of ingress & egress. Current zoning on the property is Central Business District. Ideal uses for the property include personal service businesses or potentially retail uses. Asking price is \$1,800.00/Month Modified Gross. Please reach out to Listing Agent with any questions or to set up a showing.

OFFERING SUMMARY

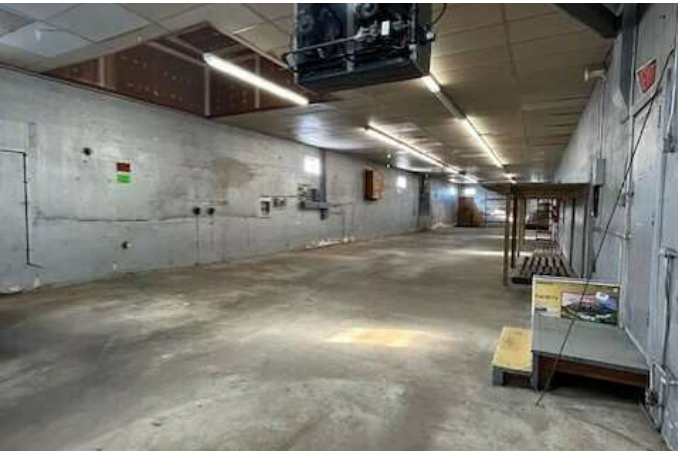
Lease Rate:	\$1,800.00 per month (MG)
Building Size:	2,750 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,910	16,844	28,419
Total Population	7,656	41,549	70,196
Average HH Income	\$51,232	\$64,070	\$71,222



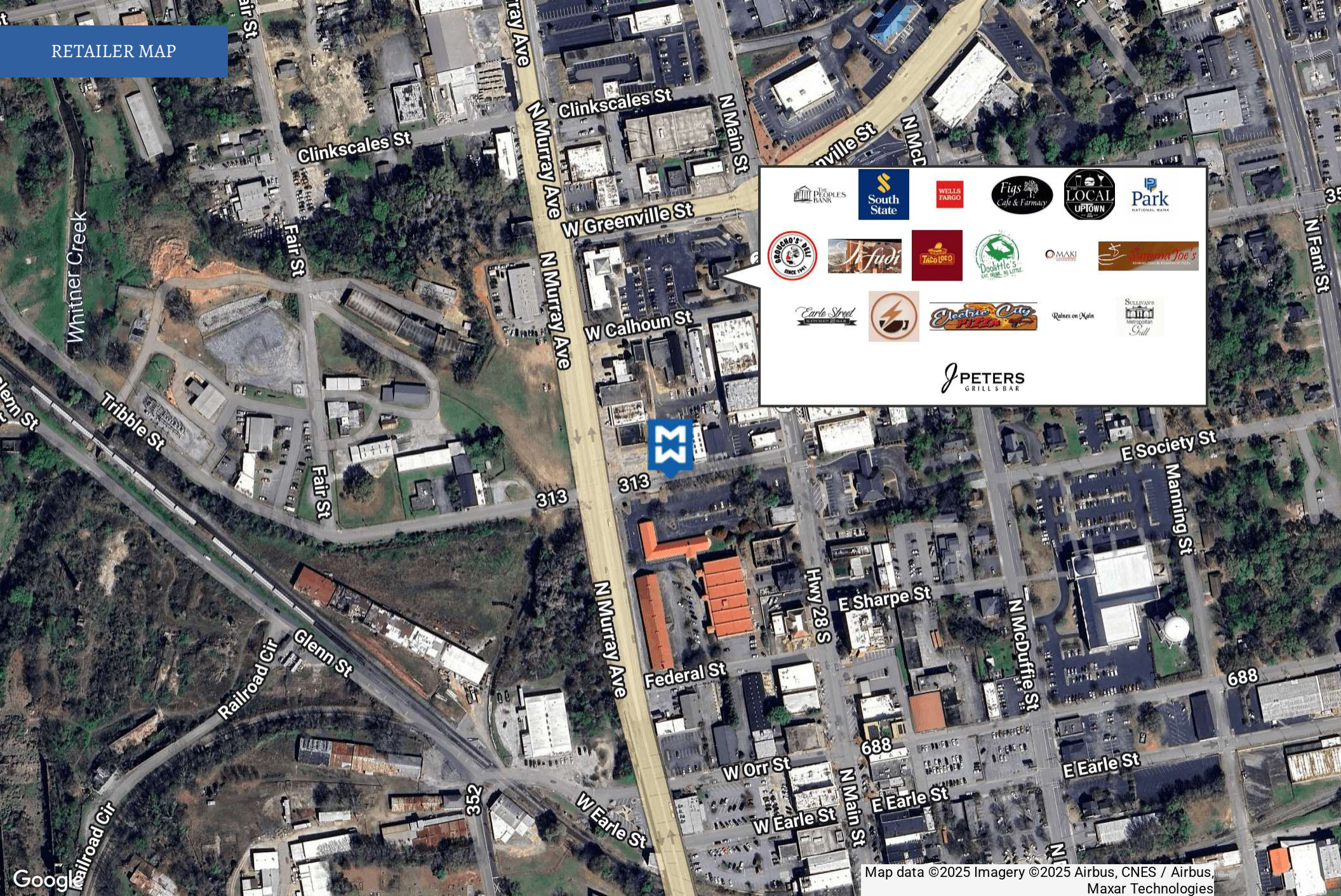
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ADDITIONAL PHOTOS



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RETAILER MAP



Map data ©2025 Imagery ©2025 Airbus, CNES / Airbus, Maxar Technologies



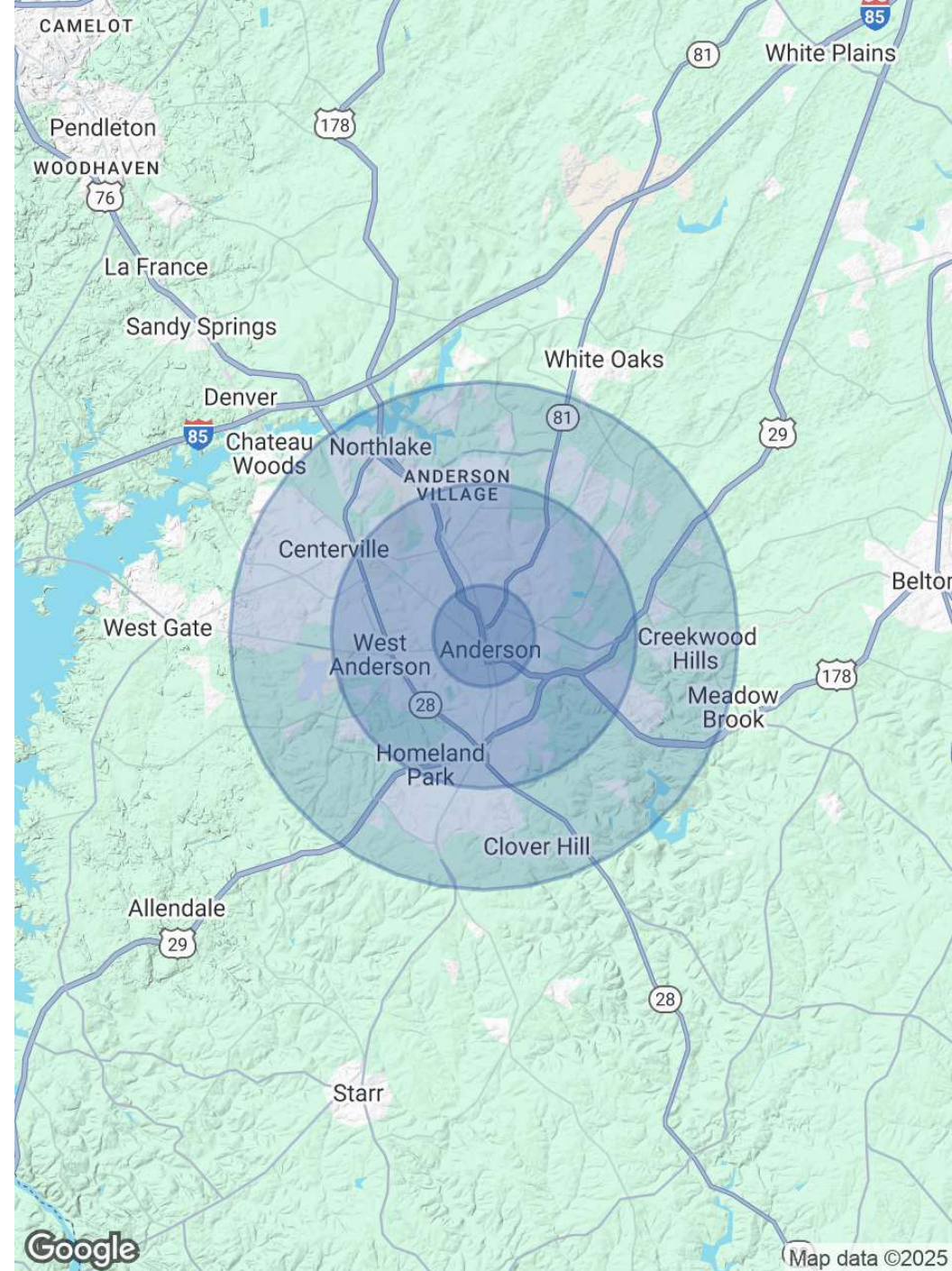
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DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	7,656	41,549	70,196
Average Age	38	40	41
Average Age (Male)	37	38	39
Average Age (Female)	39	42	42

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,910	16,844	28,419
# of Persons per HH	2.6	2.5	2.5
Average HH Income	\$51,232	\$64,070	\$71,222
Average House Value	\$169,182	\$198,850	\$219,711

Demographics data derived from AlphaMap



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