



N Main St 24th + VPD

2200 N MAIN ST

2200 N Main St , Anderson, SC 29621

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PROPERTY SUMMARY



PROPERTY DESCRIPTION

Welcome to 2200 N Main St: Prime Commercial Opportunity in the Heart of Anderson!

This ±0.81-acre property is perfectly positioned just minutes from Downtown Anderson, offering exceptional visibility and access. Zoned Neighborhood Commercial, the site is ideal for a variety of business uses. The property offers approximately 143' of road frontage along N Main Street and benefits from a high traffic count of ±22,800 VPD.

Don't miss the chance to establish your business in one of Anderson's most desirable commercial corridors. Call Listing Broker for more detail.

PROPERTY HIGHLIGHTS

- -143' of Frontage on N Main St
- -Zoned Neighborhood Commercial (NC)
- -22,800 VPD



OFFERING SUMMARY

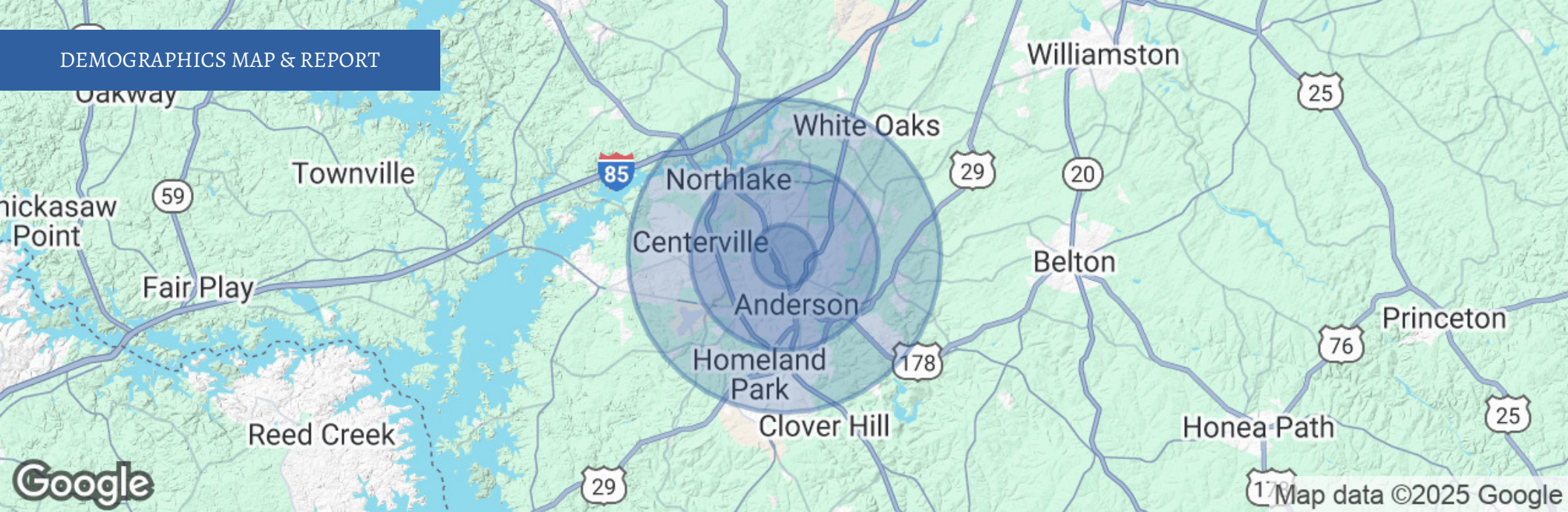
| | |
|-------------|------------|
| Sale Price: | \$599,000 |
| Lot Size: | 0.81 Acres |

| DEMOGRAPHICS | 1 MILE | 3 MILES | 5 MILES |
|-------------------|----------|----------|----------|
| Total Households | 2,834 | 18,091 | 30,927 |
| Total Population | 6,794 | 44,044 | 76,481 |
| Average HH Income | \$73,241 | \$71,206 | \$76,062 |



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DEMOGRAPHICS MAP & REPORT



| POPULATION | 1 MILE | 3 MILES | 5 MILES |
|----------------------|--------|---------|---------|
| Total Population | 6,794 | 44,044 | 76,481 |
| Average Age | 41 | 41 | 41 |
| Average Age (Male) | 39 | 39 | 40 |
| Average Age (Female) | 42 | 42 | 43 |

| HOUSEHOLDS & INCOME | 1 MILE | 3 MILES | 5 MILES |
|---------------------|-----------|-----------|-----------|
| Total Households | 2,834 | 18,091 | 30,927 |
| # of Persons per HH | 2.4 | 2.4 | 2.5 |
| Average HH Income | \$73,241 | \$71,206 | \$76,062 |
| Average House Value | \$212,216 | \$231,470 | \$234,861 |

Demographics data derived from AlphaMap



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