



**2200 N MAIN ST**

2200 N Main St , Anderson, SC 29621

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**McCoy Wright**  
COMMERCIAL REAL ESTATE

## 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

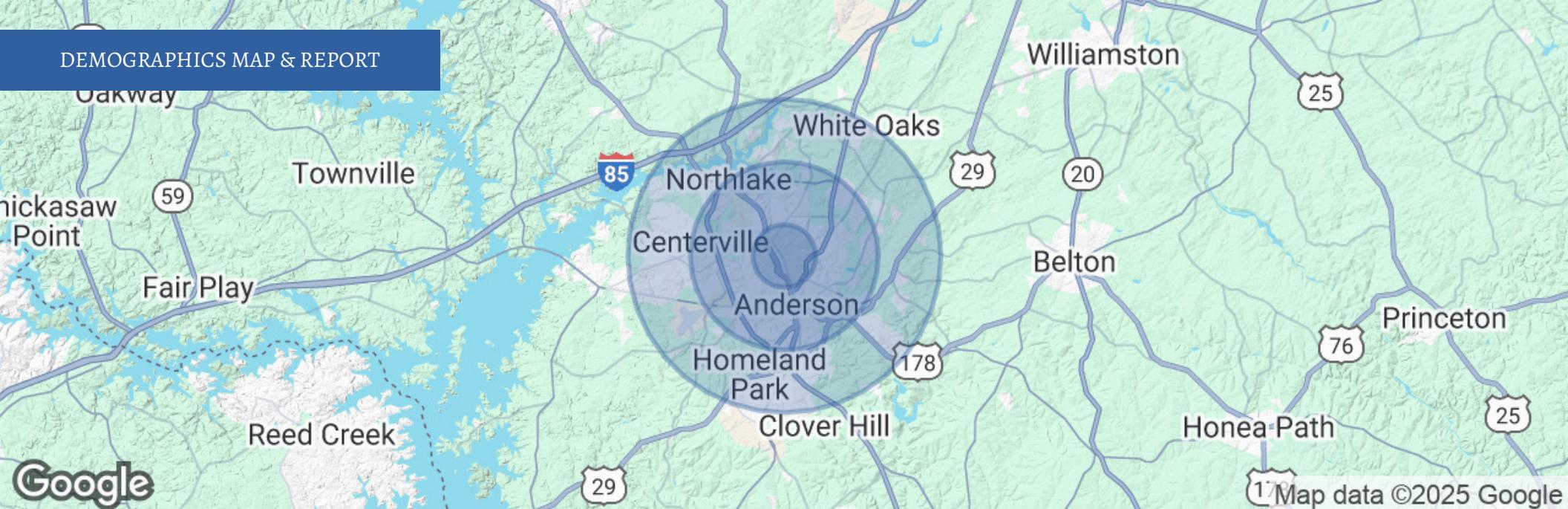
## OFFERING SUMMARY

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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## 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 &amp; 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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