

FOR LEASE



# 129 N. MAIN STREET

Anderson, South Carolina

John Wright, Jr., CCIM, President

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**McCOY WRIGHT**

COMMERCIAL REAL ESTATE





## OFFICE SPACE AVAILABLE FOR LEASE IN DOWNTOWN ANDERSON, SC

### HIGHLIGHTS

- PRIME office space located in the heart of downtown Anderson!
- Available Space: 7,393 SF on First Floor and 2,951 SF on Second Floor
- This building possesses some of the nicest space in town in an excellent location downtown.
- Being on a corner allows for an abundance of windows providing natural light throughout the space.
- The property is also unique in that while having the appeal of being downtown it has plenty of on site parking, a rare quality for downtown properties.
- There is 7,393 SF of finished office space available on the first floor and 2,951 SF of unfinished space available on the second floor.

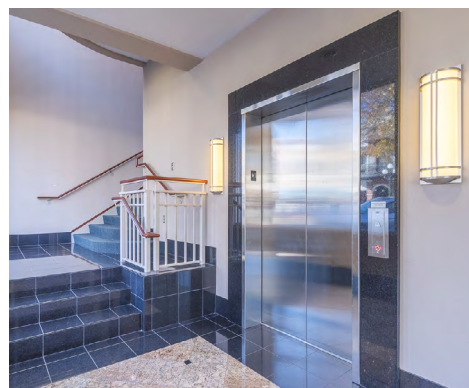
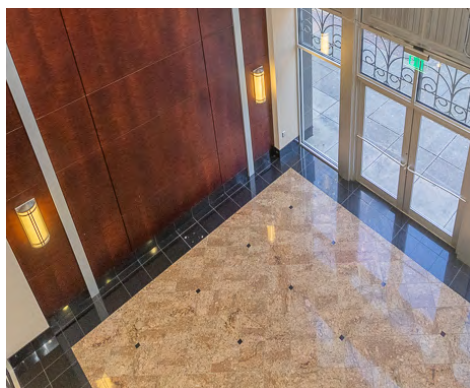
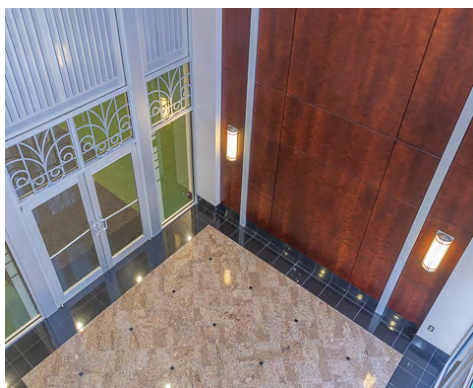
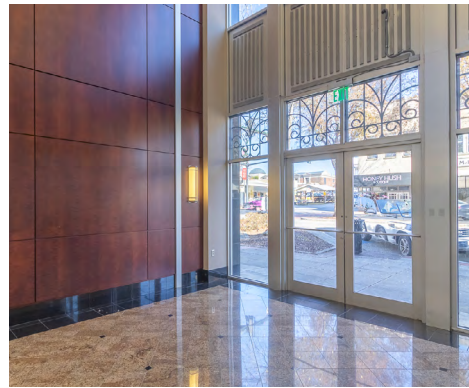
### PROPERTY DETAILS

- 129 N Main Street  
Anderson, SC 29621
- TMS#: 1233002005
- Parking: 55 Spaces On Site
- Property Type: Office
- Rate: Please Call for Rate



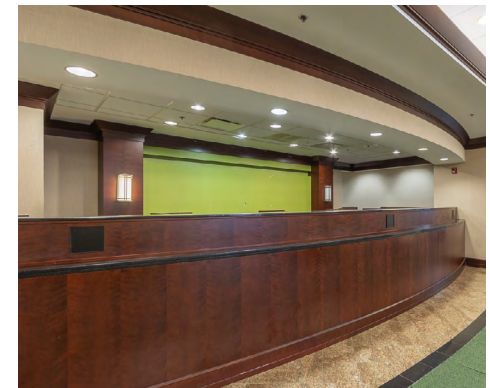
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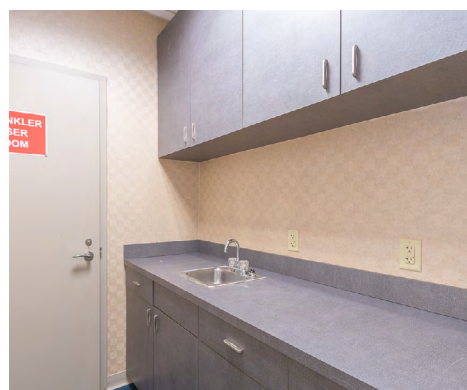


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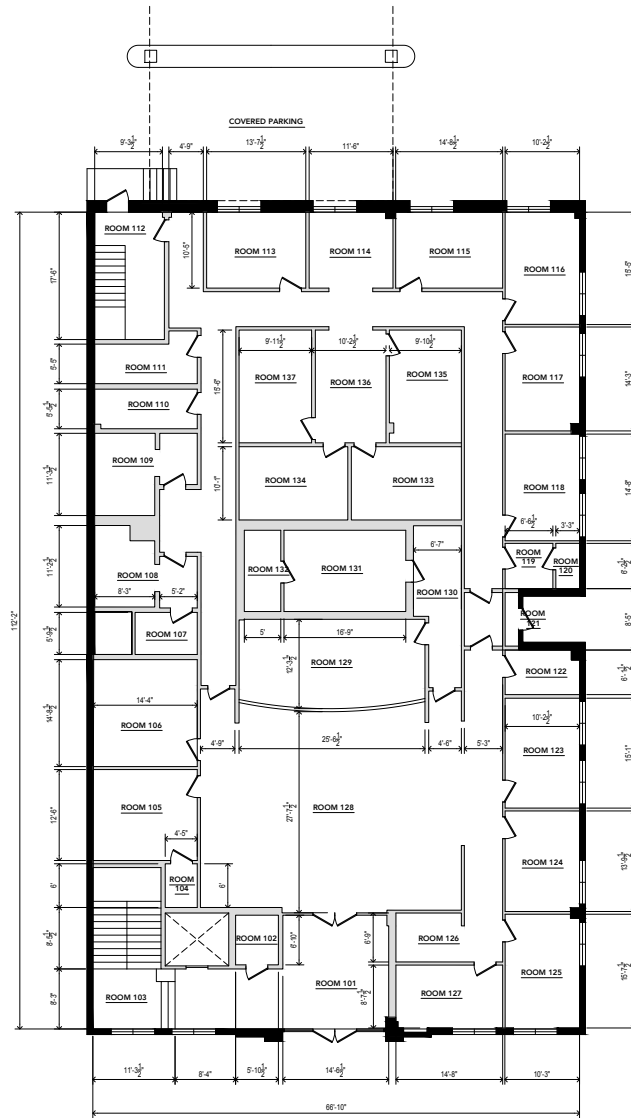




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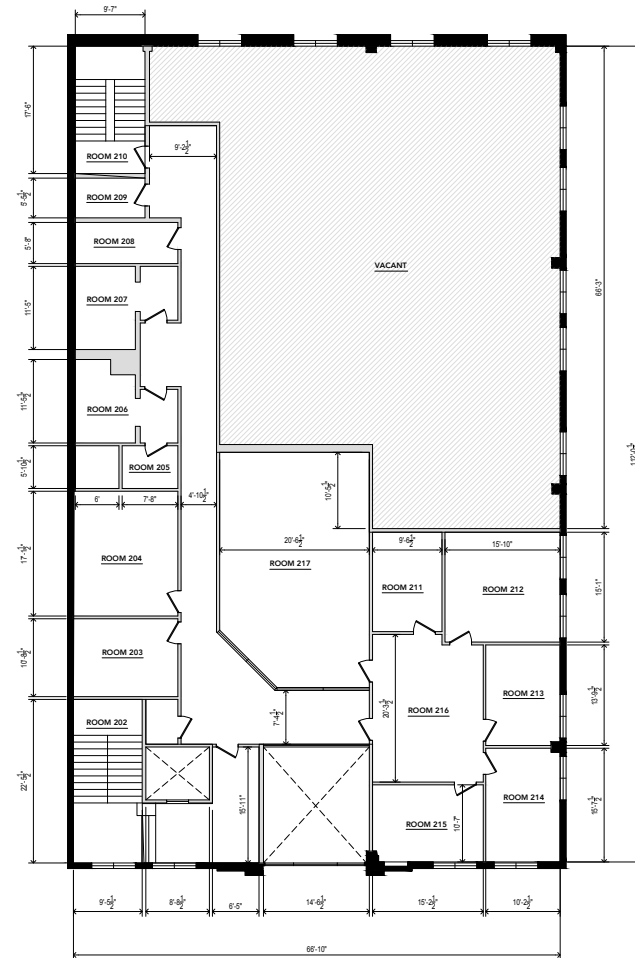




1 FIRST FLOOR PLAN

A-1.1 SCALE: 1/8"=1'-0"

FIRST FLOOR SQUARE FOOTAGE: 7,393 SF



2 SECOND FLOOR PLAN

A-1.1 SCALE: 1/8"=1'-0"

SECOND FLOOR SQUARE FOOTAGE:  
OCCUPIED: 3,733 SF  
VACANT: 2,951 SF



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# AREA AERIAL

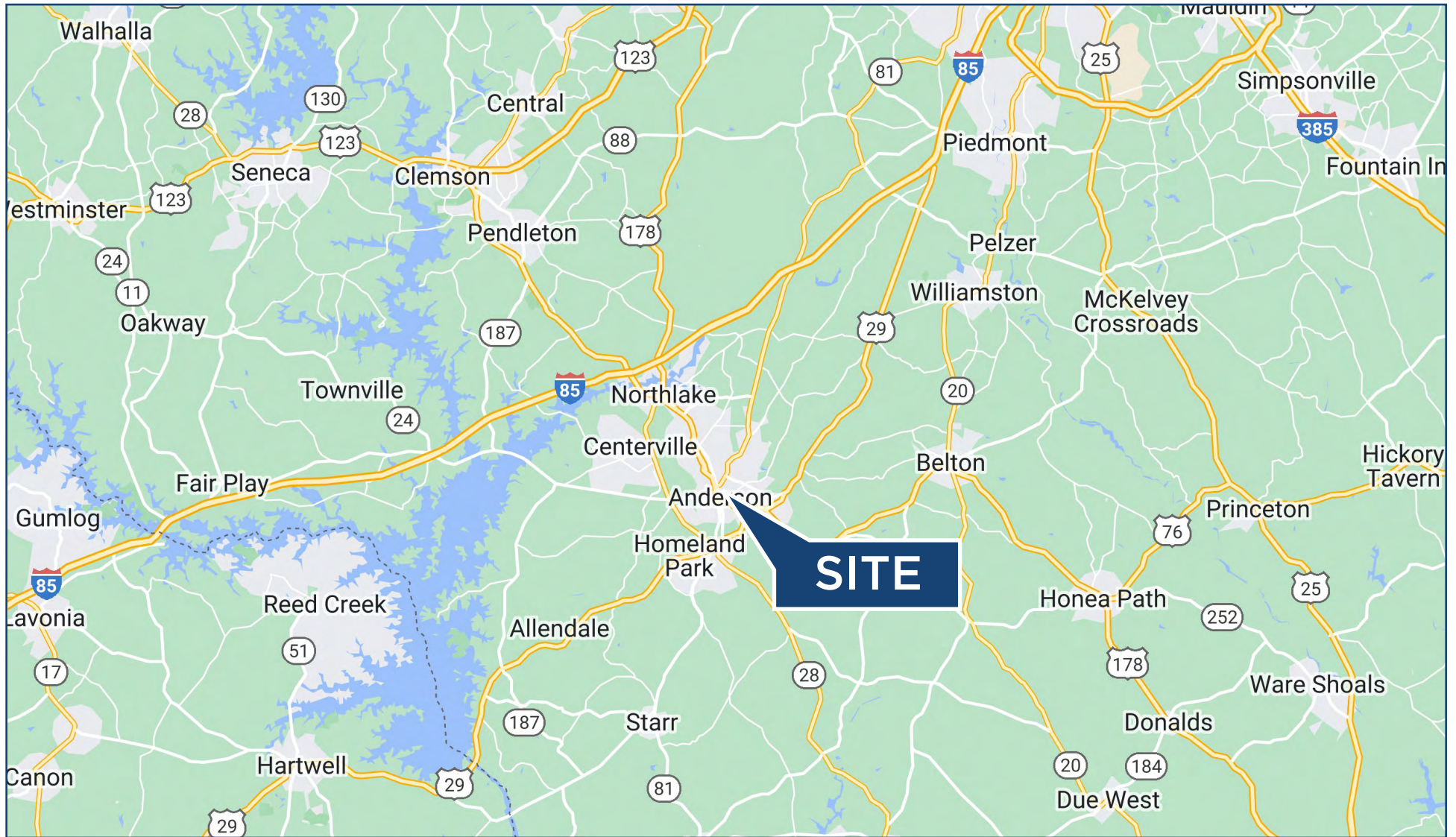


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## LOCATION MAP



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## DEMOGRAPHICS

	<u>1 MI</u>	<u>3 MI</u>	<u>5 MI</u>
2022 Population	7,274	42,091	72,078
2027 Pop Projected	7,800	44,736	76,639
Pop Growth '22 - '27	7.23%	6.28%	6.33%
Average Age	40.10	39.10	39.60
2022 Households	3,039	17,178	28,967
2027 HH Projected	3,254	18,224	30,752
HH Growth '22 - '27	7.07%	6.09%	6.16%
Ave HH Size	2.20	2.30	2.40
Ave HH Income	\$37,791	\$55,930	\$64,487
Median Home Value	\$94,578	\$128,731	\$145,696

