



2705 N. MAIN STREET ANDERSON, SOUTH CAROLINA 29621

available for lease:

±3,264 - ±1,632 SF of Retail Space
 16,320 SF Retail Center
 \$15/SF NNN + est. \$3.28/SF TICAM

property highlights:

- Easy access with multiple ingress/egress points
- Exterior and pylon signage opportunity
- End cap potentially available with drive-thru
- 23,000 + VPD on North Main Street
- Proximity to new retail developments
- Ample onsite parking
- Property improvements forthcoming



ANDERSON COUNTY TAX MAP #1221208005

exclusively listed by:

EVAN CHUDYK | evan@pintailcre.com | 864.556.4854
 864.729.4500 | PO BOX 9776, GREENVILLE, SC 29604

The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.


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property map:

Available Units

Suite E + F 1,632 - 3,264 SF

Suite C 1,632 SF

*Contact Broker: Endcap with Drive-Thru Potential (1,632 SF)

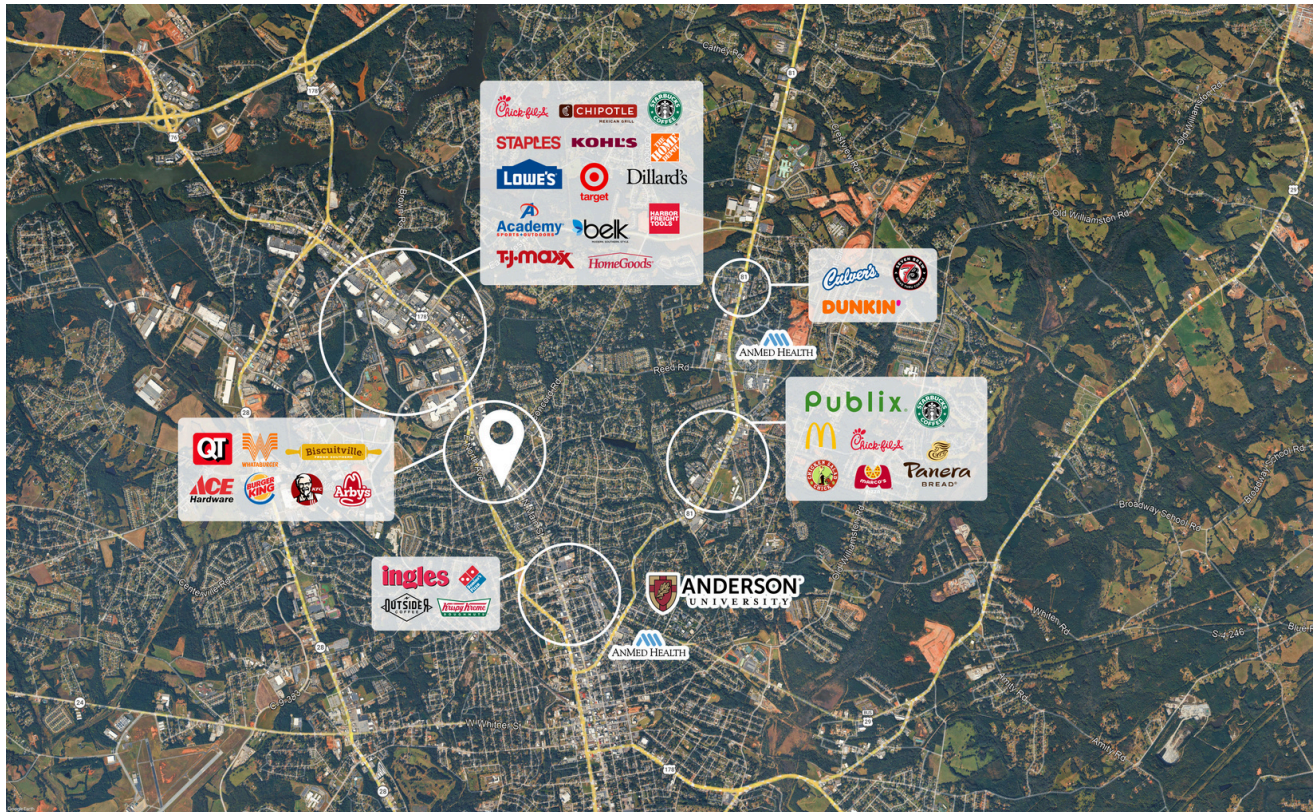


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property location:



demographics:	2024	0-1 Mile	1-3 Mile	3-5 Mile
Median Age		39	37.7	39
Total Population		6,695	47,005	80,135
Total HH		2,930	19,120	32,127
Avg. Income/HH		\$77,282	\$73,169	\$78,560

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