



2508 N MAIN ST.

2508 N Main St, Anderson, SC 29621

JACKSON WILLIAMSON

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McCOY WRIGHT
COMMERCIAL REAL ESTATE

PROPERTY SUMMARY



PROPERTY DESCRIPTION

McCoy Wright is pleased to exclusively take to market for lease 2508 N Main St. – 2,500 SF of Office/Retail space located in Anderson. This space benefits from 14,800 VPD and is positioned amongst a variety of National Retailers including KFC, Burger King, Spinx, and Whataburger. This space includes 2500 SF of interior space. This site includes an abundance of first come first serve parking spaces along with many access points from N Main. Contact listing broker for additional details.

PROPERTY HIGHLIGHTS

- For Lease: \$9.50 (MG)
- Site sees approximately 15k VPD
- Ample parking and full access
- 12 Office Spaces
- 100-150 SF Offices
- Break Room
- 2 Bathrooms
- Space for a conference room

OFFERING SUMMARY

Lease Rate:	\$9.50 SF / year (MG)
Available SF:	2,500 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,807	17,901	30,626
Total Population	6,585	43,594	75,712
Average HH Income	\$78,003	\$72,864	\$76,523



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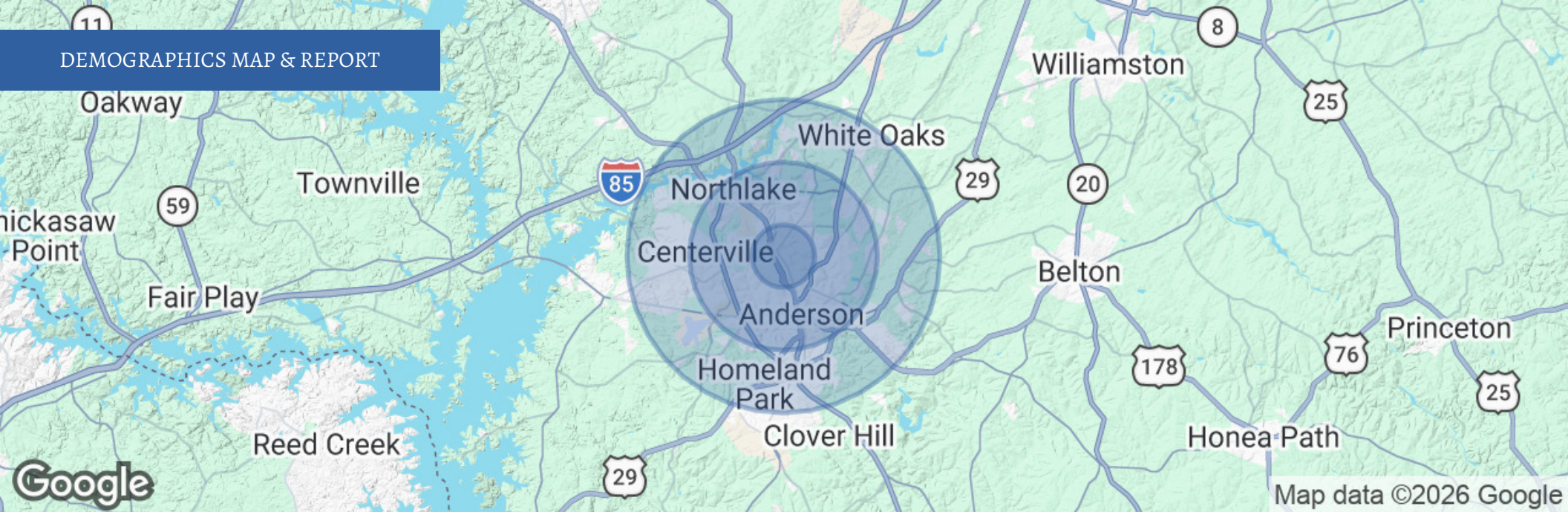
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ADDITIONAL PHOTOS



Jackson Williamson, Vice President | 864.376.4442 | jackson@mccoywright.com
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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,585	43,594	75,712
Average Age	42	41	41
Average Age (Male)	40	39	40
Average Age (Female)	44	42	43

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,807	17,901	30,626
# of Persons per HH	2.3	2.4	2.5
Average HH Income	\$78,003	\$72,864	\$76,523
Average House Value	\$230,750	\$237,371	\$237,010

2020 American Community Survey (ACS)



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