



602 N MAIN ST

Anderson, SC 29621

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VIDEO

PROPERTY DESCRIPTION

Available for Sale \$1,400,000

Welcome to 602 North Main St, formerly home to First Citizens Bank, located on a high-visibility corner at the intersection of North Main and East Greenville St in the heart of Anderson, SC. Sitting on a generous .7-Acre Lot, this +/-3,653 SF Class A office space offers endless potential for businesses looking to capitalize on this prime location.

With its corner positioning at a busy red light, the property enjoys excellent traffic exposure, making it ideal for businesses seeking to maximize visibility and foot traffic. Whether you're an established enterprise or a growing company, this location offers ample opportunity to thrive in one of Anderson's most prominent Commercial Districts.

Please note, there is a 5-year deed restriction prohibiting its use as a Financial Institution, but the versatile space opens the door to a wide range of business possibilities, from medical offices to professional services, retail, or corporate headquarters.

Don't miss out on this exceptional opportunity to establish your presence in one of Anderson's most sought-after locations!

OFFERING SUMMARY

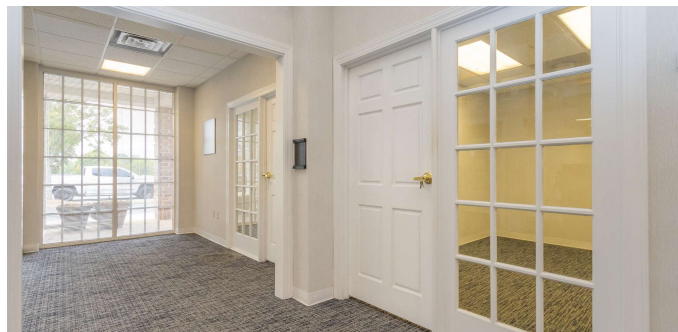
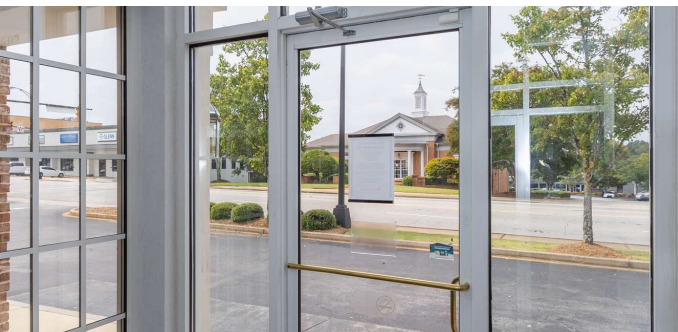
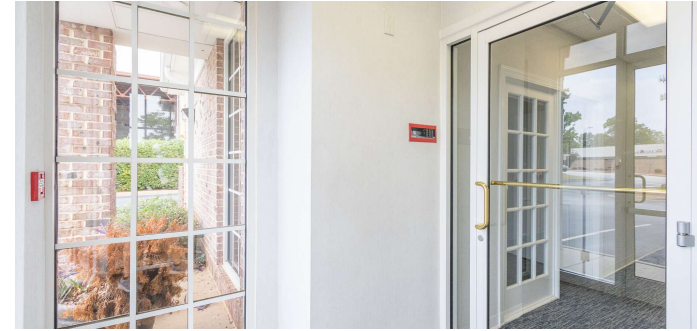
Sale Price:	\$1,400,000
Lot Size:	0.7 Acres
Building Size:	3,653 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	116	372	2,756
Total Population	301	950	7,402
Average HH Income	\$55,870	\$53,376	\$53,958



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ADDITIONAL PHOTOS



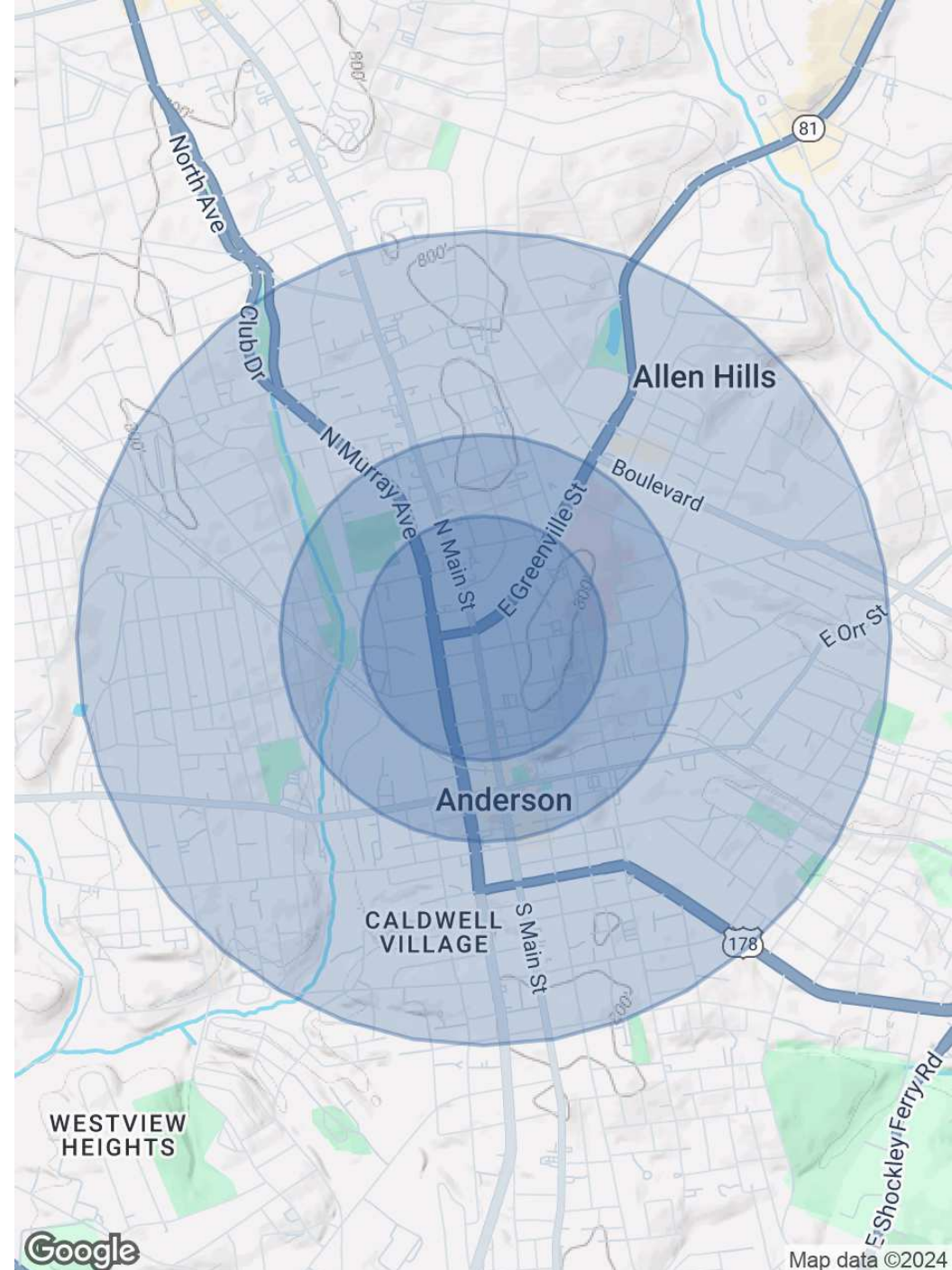
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DEMOGRAPHICS MAP & REPORT

POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	301	950	7,402
Average Age	38	38	38
Average Age (Male)	38	38	37
Average Age (Female)	38	38	38

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	116	372	2,756
# of Persons per HH	2.6	2.6	2.7
Average HH Income	\$55,870	\$53,376	\$53,958
Average House Value	\$189,046	\$173,037	\$180,051

Demographics data derived from AlphaMap



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