



210-216 N MAIN ST

210-216 North Main Street, Anderson, SC 29621

JOHN WRIGHT JR., CCIM

President
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PROPERTY SUMMARY



PROPERTY HIGHLIGHTS

- 4,800 SF mixed use building in the heart of downtown Anderson!
- Building was completely renovated in 2019!
- 6.6% cap rate on hard to find investment property under \$1M!
- Two commercial spaces on the first floor with two residential units (2/2 and 1/1.5) on the second floor!
- Fully sprinkled!

OFFERING SUMMARY

Sale Price:	\$950,000
Building Size:	4,800 SF
NOI:	\$62,582.61
Cap Rate:	6.6%

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,523	16,131	27,909
Total Population	6,330	39,988	67,849
Average HH Income	\$51,071	\$63,339	\$72,640



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ADDITIONAL PHOTOS



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RENT ROLL

SUITE	TENANT NAME	SIZE SF	MONTHLY RENT	LEASE START	LEASE END
210	Edward Jones	1,125 SF	\$2,091	7/1/2019	6/30/2029
212	Maren & Main Boutique, LLC	1,210 SF	\$1,450	10/1/2025	9/30/2030
214	Residential Tenant (2B/2B)	1,328 SF	\$1,800	2/1/2026	2/28/2027
216	Residential Tenant (1B/1.5B)	816 SF	\$1,400	4/10/2026	4/30/2027
TOTALS		4,479 SF	\$6,741		

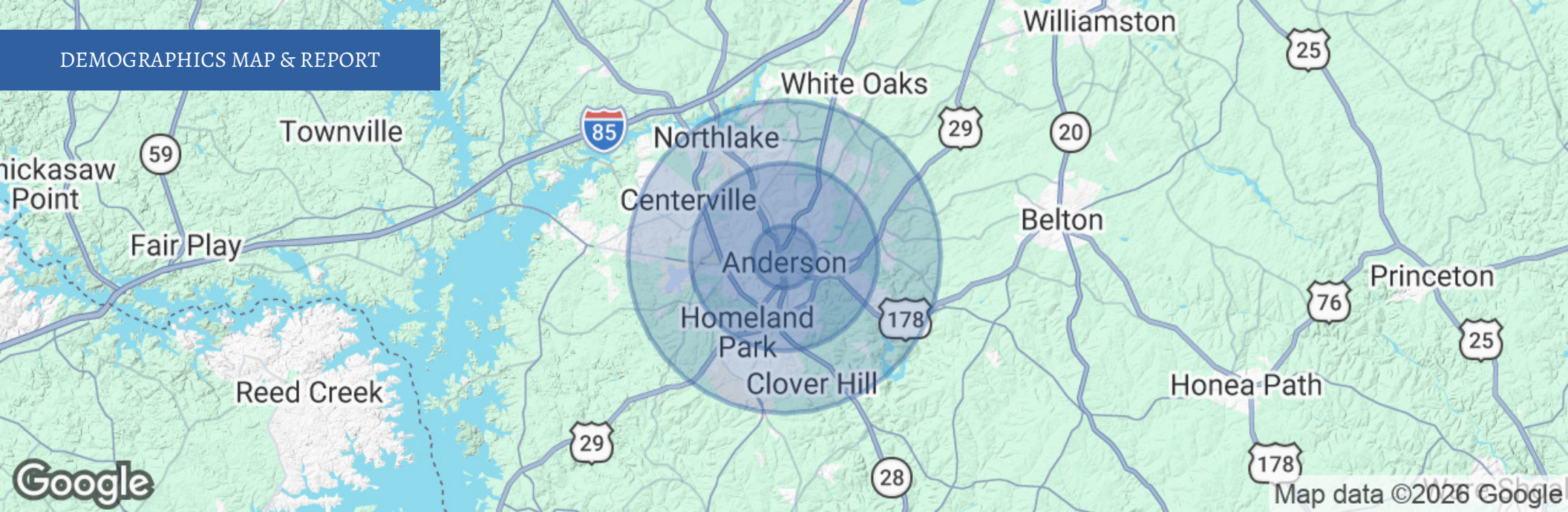


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INCOME SUMMARY	
Annual Gross Rent	\$80,889.48
GROSS INCOME	\$80,889.48
EXPENSES SUMMARY	
Taxes (2025)	\$8,215.57
Insurance	\$2,813.86
Management Fee	\$5,400.00
Water/Sewer	\$647.44
Life Safety Expense	\$1,230.00
OPERATING EXPENSES	\$18,306.87
NET OPERATING INCOME	\$62,582.61



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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,330	39,988	67,849
Average Age	35.9	36.5	38.8
Average Age (Male)	34.8	34.1	36.6
Average Age (Female)	38.7	38.5	40.7

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,523	16,131	27,909
# of Persons per HH	2.5	2.5	2.4
Average HH Income	\$51,071	\$63,339	\$72,640
Average House Value	\$141,213	\$181,432	\$197,272

2023 American Community Survey (ACS)



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