



319 AND 321 MAIN STREET

319 Main Street, Seneca, SC 29678

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PROPERTY DESCRIPTION

For sale 5,500 SF retail space located at 319+321 Main Street in the heart of downtown Seneca. The property is divided into 2 separate units with upstairs space that could be restored and developed into additional retail or apartment rentals. The building is situated on 0.24 acres. This property is set in Historic Downtown Seneca and offers 34' frontage on Main Street with street-to-street access to the rear on West North First Street. It is located inside city limits and is zoned commercial by the city of Seneca. There is ample parking with 12 surface spaces on the street side and a no fee municipal lot directly across Main. Both units are fully heated and air conditioned. Each has private entrance and restroom facilities. The asking price is \$1,500,000. 5,500 SF. The building is close to all city activities including the popular Ram Cat Alley, the new Performing Arts Center and open-air amphitheater. Buyer or Buyer's Agent to verify any and all information including utilities, zoning, etc. Contact Listing agents with any interest or to schedule a showing.

OFFERING SUMMARY

| | |
|------------------|-------------|
| Sale Price: | \$1,500,000 |
| Number of Units: | 2 |
| Building Size: | 5,500 SF |

| DEMOGRAPHICS | 1 MILE | 3 MILES | 5 MILES |
|-------------------|----------|----------|----------|
| Total Households | 1,546 | 6,668 | 11,729 |
| Total Population | 3,548 | 15,138 | 26,909 |
| Average HH Income | \$68,797 | \$76,171 | \$86,242 |



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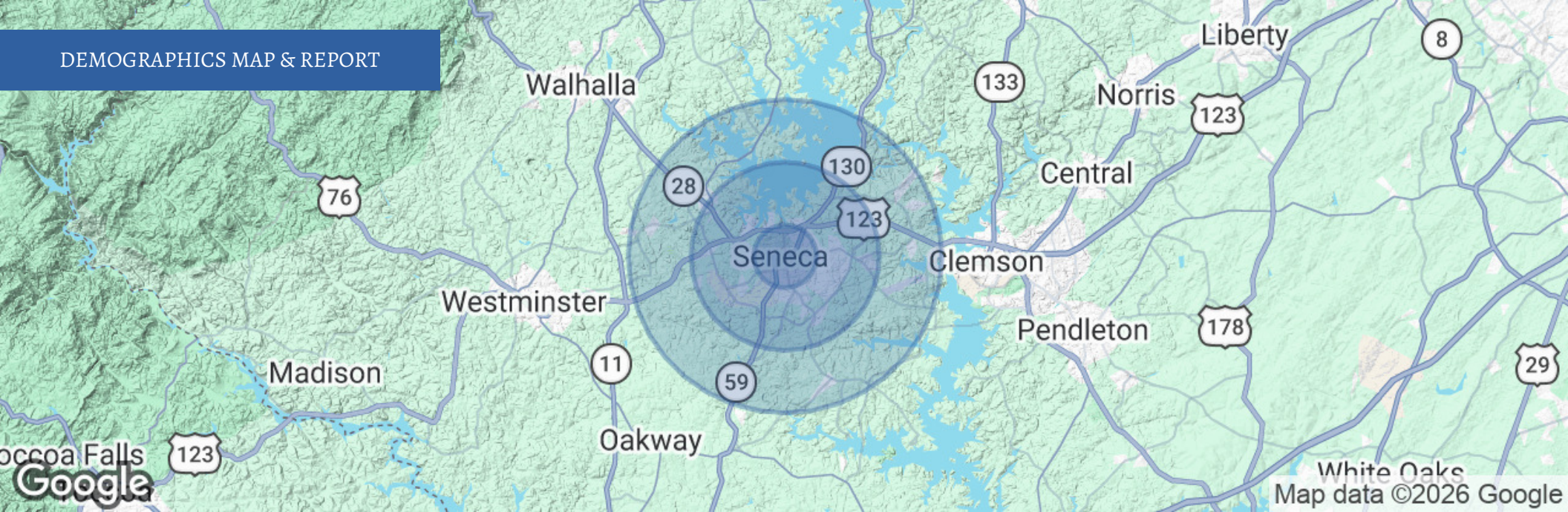
ADDITIONAL PHOTOS



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| POPULATION | 1 MILE | 3 MILES | 5 MILES |
|----------------------|--------|---------|---------|
| Total Population | 3,548 | 15,138 | 26,909 |
| Average Age | 41.2 | 41.8 | 42.8 |
| Average Age (Male) | 42.1 | 42.0 | 42.9 |
| Average Age (Female) | 39.4 | 42.8 | 43.1 |

| HOUSEHOLDS & INCOME | 1 MILE | 3 MILES | 5 MILES |
|---------------------|-----------|-----------|-----------|
| Total Households | 1,546 | 6,668 | 11,729 |
| # of Persons per HH | 2.3 | 2.3 | 2.3 |
| Average HH Income | \$68,797 | \$76,171 | \$86,242 |
| Average House Value | \$196,369 | \$262,677 | \$314,653 |

2023 American Community Survey (ACS)



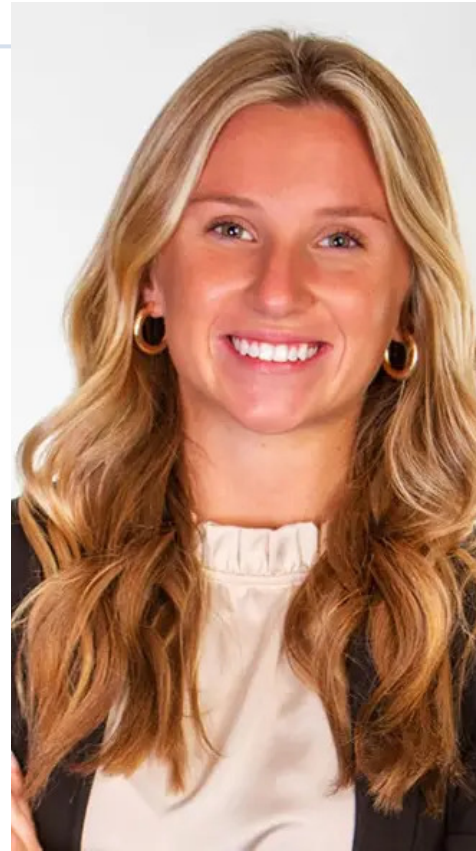
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