



1801 N MAIN ST.

1801 North Main Street, Anderson, SC 29621

MAX KINSER

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PROPERTY SUMMARY



PROPERTY DESCRIPTION

McCoy Wright Inc. is pleased to present 1801 N Main St. for your consideration. This property is 1,800 sq ft with ample parking, tons of natural light, and high end finishes. The building has great visibility and signage, and the exterior was just repainted. Premises feature 3 private offices, conference, room, break area, reception/waiting room, two restrooms, ample storage, and a “bullpen” area able to accommodate 5-6 desks. This building is a great fit for a variety of office users, and is currently Tenant occupied by a business the Landlord also owns. Please reach out to listing agent with any questions or to schedule a showing!

PROPERTY HIGHLIGHTS

- 1800 sq ft
- 3 private offices with a conference room
- ample parking
- great natural light
- excellent visibility and signage
- 21,500 VPD

OFFERING SUMMARY

Lease Rate:	\$18/SF (NNN)
Available SF:	1,800 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,586	16,956	28,854
Total Population	7,021	40,816	70,393
Average HH Income	\$67,887	\$67,174	\$76,218



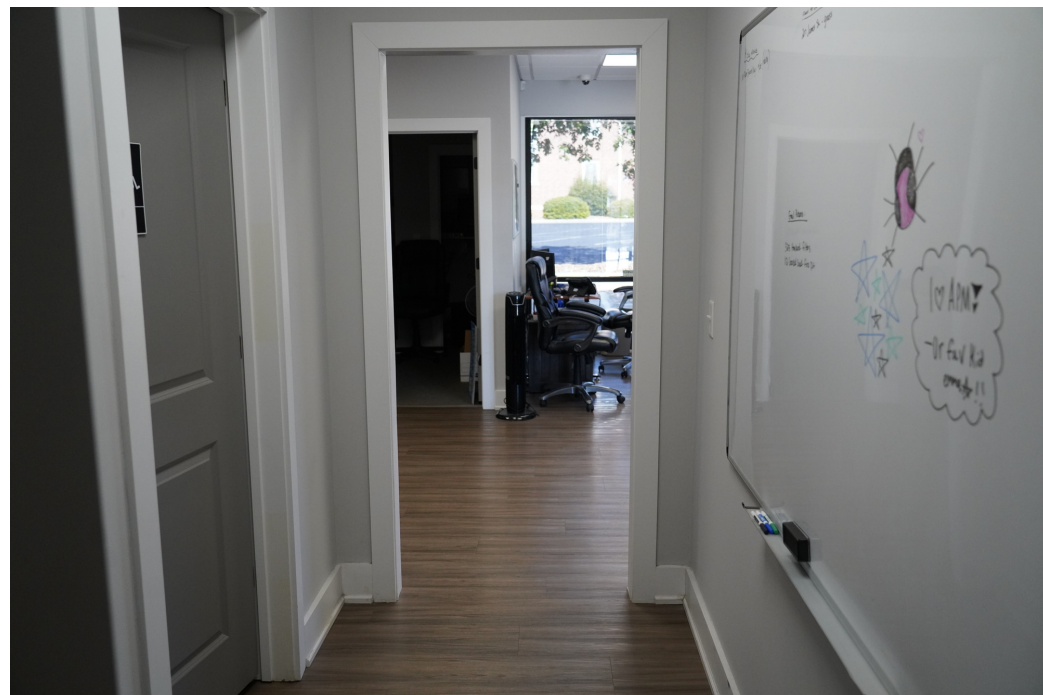
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ADDITIONAL PHOTOS

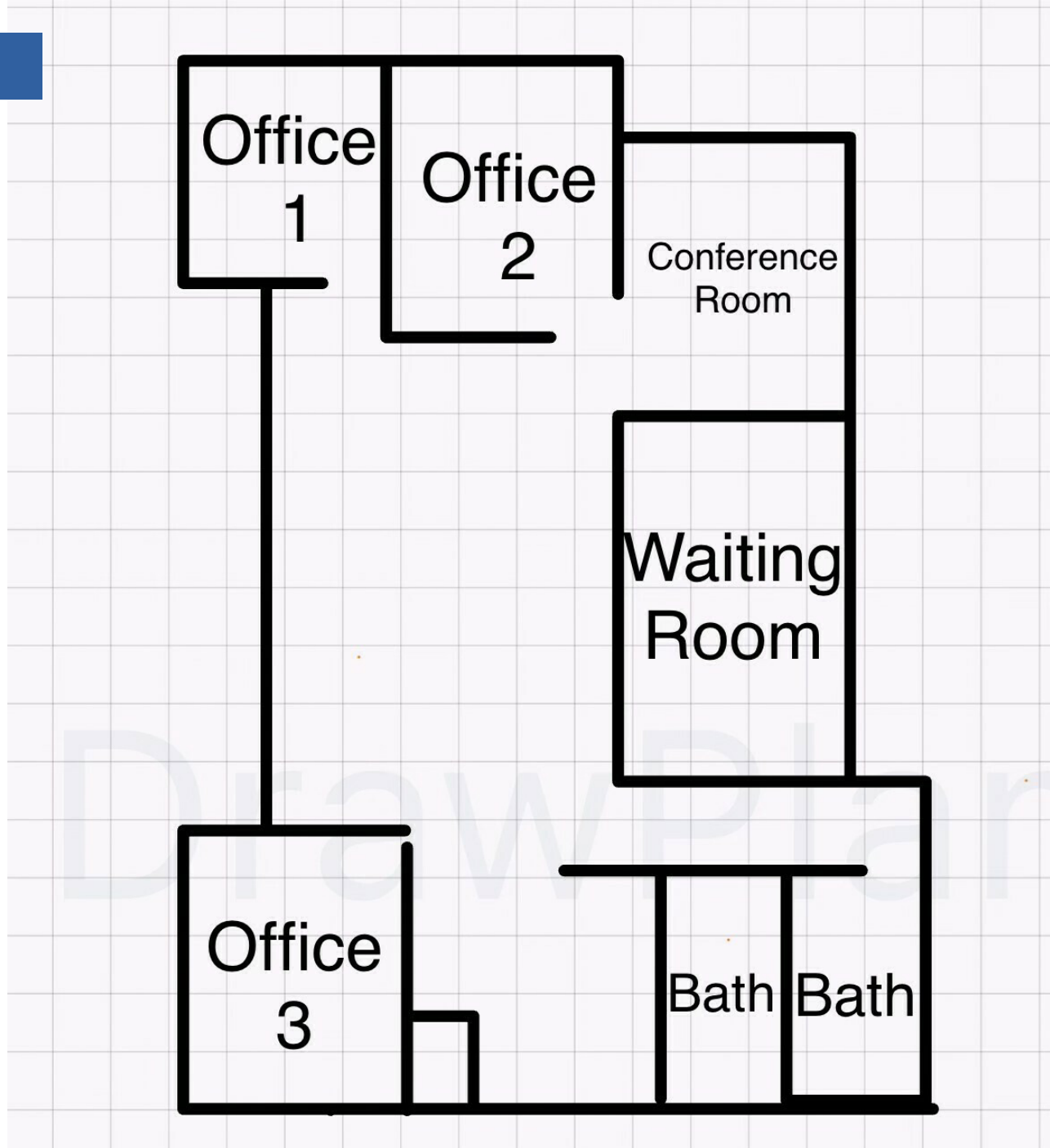


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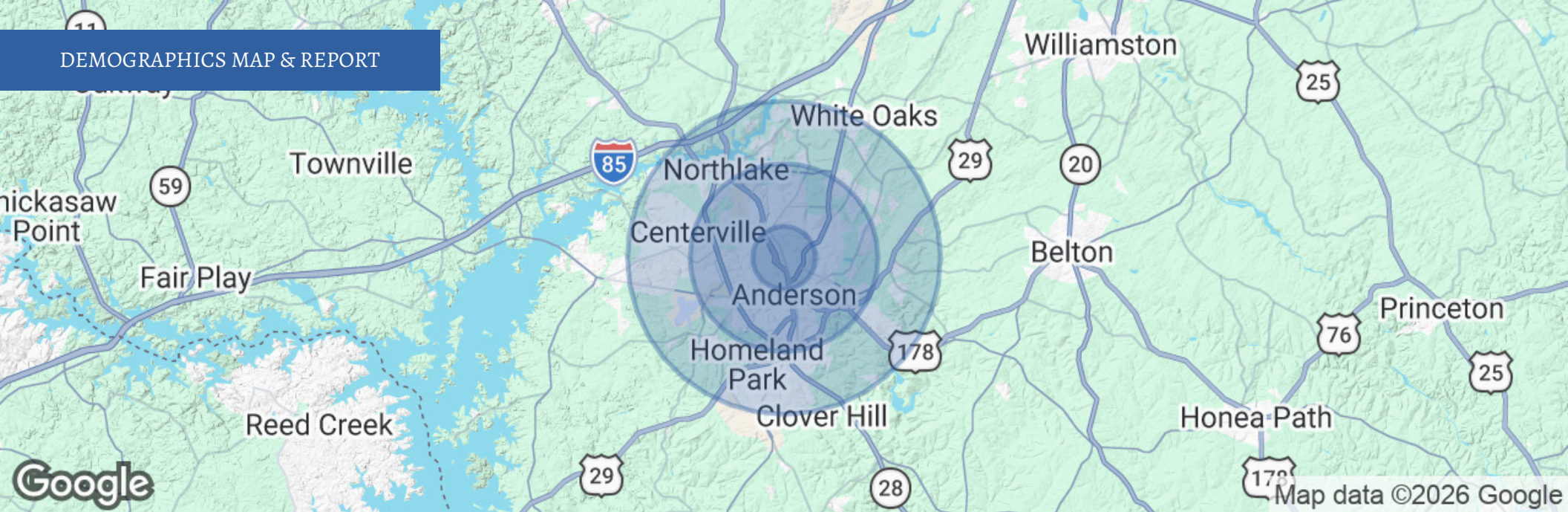
ADDITIONAL PHOTOS



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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	7,021	40,816	70,393
Average Age	34.4	36.9	39.1
Average Age (Male)	34.5	35.3	36.9
Average Age (Female)	34.8	38.6	41.1

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,586	16,956	28,854
# of Persons per HH	2.7	2.4	2.4
Average HH Income	\$67,887	\$67,174	\$76,218
Average House Value	\$188,337	\$202,183	\$209,771

2023 American Community Survey (ACS)



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