



729 ANDERSON ST.

729 Anderson Street, Belton, SC 29627

BEN WILSON

Associate
864.642.2424
ben@mccoywright.com



PROPERTY SUMMARY



PROPERTY DESCRIPTION

Multi-tenant strip center offering three available retail/office suites for lease on approximately ±0.80 acres, with traffic counts of ±9,600 vehicles per day. This property provides flexible space options suitable for retail, medical, or office users, with strong visibility and accessibility in the Belton market.

Available Spaces:

727 C (Former Pharmacy) – ±4,200 SF

±3,500 SF open retail area

±580 SF office space

±420 SF storage

2 restrooms

Lease Rate: \$8.00/SF NNN

727 B – ±2,000 SF

6 exam rooms/offices

Waiting room and front desk reception area

Break room

4 restrooms

Lease Rate: \$10.00/SF NNN

727 – ±2,000 SF

Open shell retail layout

Break room

2 restrooms

Lease Rate: \$10.00/SF NNN



PROPERTY HIGHLIGHTS

- Multiple Suite Configurations: Retail, medical, and office-ready spaces
- High Visibility Location: ±9,600 VPD traffic count
- Established Retail Corridor: Positioned within Belton's primary commercial area
- Flexible Leasing Options: Suitable for a variety of users
- Strong Local Demand Drivers: Proximity to schools, downtown, and surrounding neighborhoods
- NNN Lease Structure: Allows for predictable operating expenses

OFFERING SUMMARY

Lease Rate:	\$8 - 12 SF/yr (NNN)
Building Size:	15,000 SF



Ben Wilson, Associate | 864.642.2424 | ben@mccoywright.com

ADDITIONAL PHOTOS



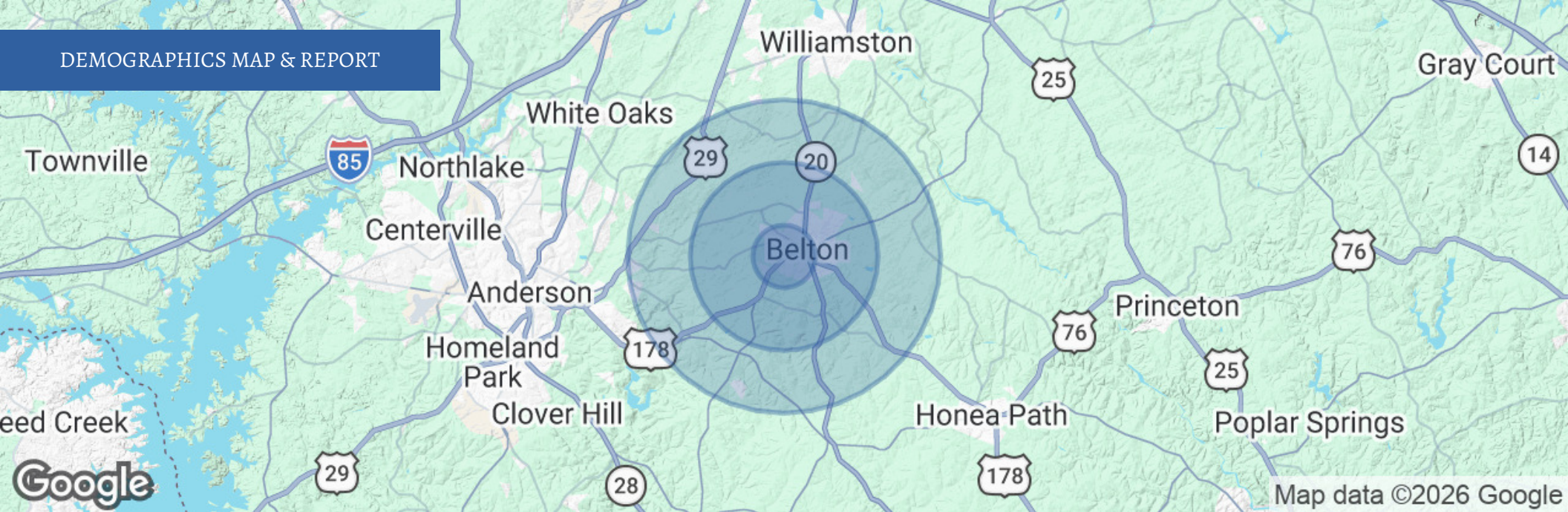
Ben Wilson, Associate | 864.642.2424 | ben@mccoywright.com

ADDITIONAL PHOTOS



Ben Wilson, Associate | 864.642.2424 | ben@mccoywright.com

DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	2,056	7,823	16,276
Average Age	38.2	41.1	42.1
Average Age (Male)	35.8	39.9	41.3
Average Age (Female)	39.1	42.0	42.8

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	784	3,160	6,764
# of Persons per HH	2.6	2.5	2.4
Average HH Income	\$82,297	\$79,368	\$78,699
Average House Value	\$150,554	\$146,093	\$163,299

2023 American Community Survey (ACS)



Ben Wilson, Associate | 864.642.2424 | ben@mccoywright.com



BEN WILSON

Associate

Direct: 864.642.2424 **Cell:** 864.617.2120
ben@mccoywright.com



Ben Wilson, Associate | 864.642.2424 | ben@mccoywright.com