



1638 N MAIN ST

1638 North Main Street, Anderson, SC 29621

JOHN WRIGHT JR., CCIM

President

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PROPERTY SUMMARY



PROPERTY HIGHLIGHTS

- 2,696 SF end cap space for Lease on N. Main Street!
- Ideally suited for retail or office!
- Traffic Count=23,200 VPD!
- Close to downtown Anderson!
- Signalized Intersection for easy ingress/egress!
- 47 parking places!

OFFERING SUMMARY

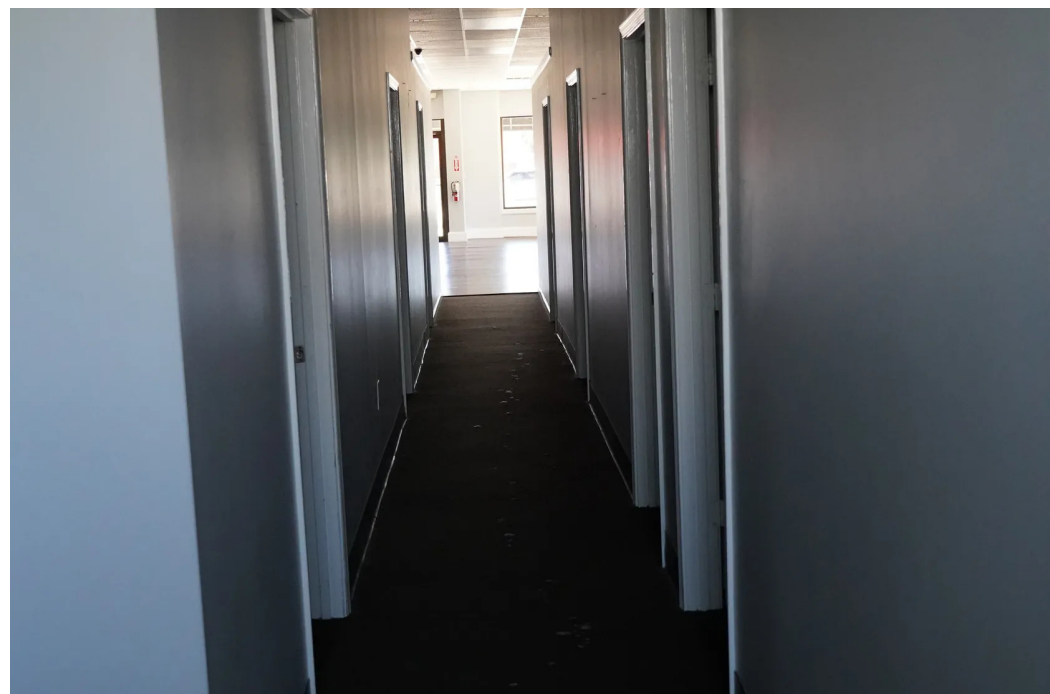
Lease Rate:	\$11.00/SF (NNN)
Available SF:	2,696 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,498	16,923	28,810
Total Population	6,871	40,842	70,277
Average HH Income	\$68,163	\$66,849	\$75,955



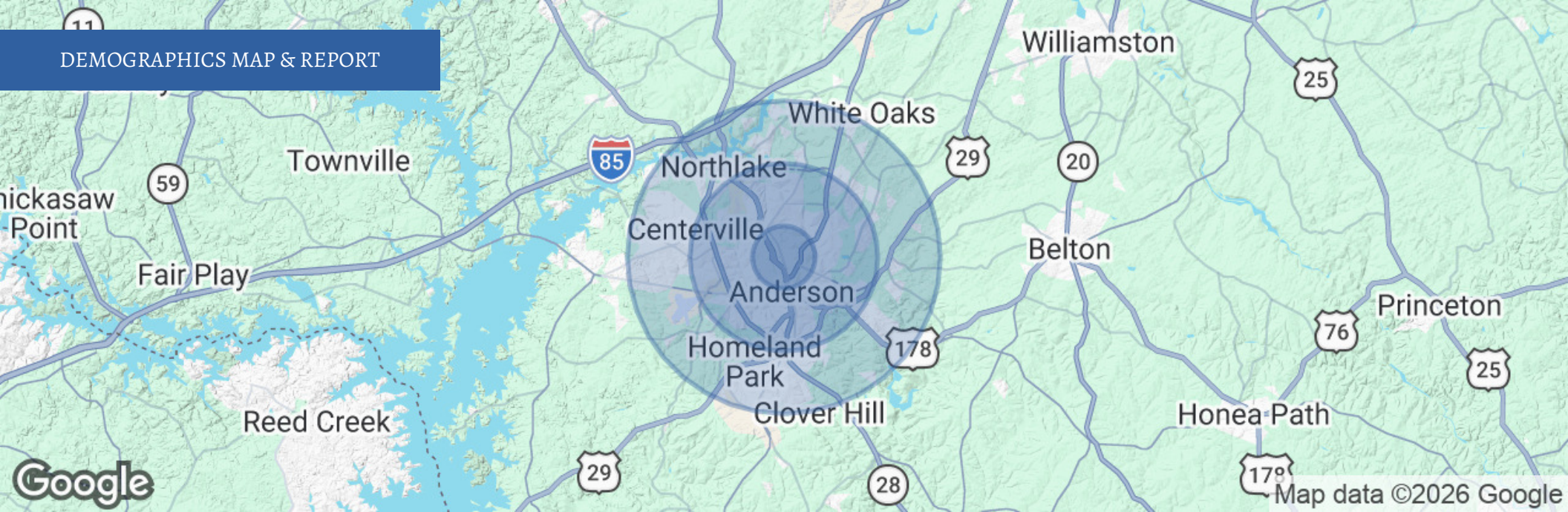
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ADDITIONAL PHOTOS



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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,871	40,842	70,277
Average Age	34.5	36.9	39.1
Average Age (Male)	34.8	35.2	36.9
Average Age (Female)	34.8	38.5	41.1

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,498	16,923	28,810
# of Persons per HH	2.8	2.4	2.4
Average HH Income	\$68,163	\$66,849	\$75,955
Average House Value	\$193,085	\$201,185	\$208,835

2023 American Community Survey (ACS)



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