



2705 N. MAIN STREET ANDERSON, SOUTH CAROLINA 29621

available for lease:

±1,632 - ±3,264 SF of Retail Space

16,320 SF Retail Center

\$15/SF NNN + est. \$3.28/SF TICAM

*Contact Broker: Endcap with Drive-Thru Potential (±1,632 - ±3,264 SF)

property highlights:

- Easy access with multiple ingress/egress points
- Exterior and pylon signage opportunity
- End cap potentially available with drive-thru
- 23,000 + VPD on North Main Street
- Proximity to new retail developments
- Ample onsite parking
- Property improvements forthcoming

exclusively listed by:

EVAN CHUDYK | evan@pintailcre.com | 864.556.4854

864.729.4500 | PO BOX 9776, GREENVILLE, SC 29604



*photo contains AI generated material, renovations required

ANDERSON COUNTY TAX MAP #1221208005

The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.


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property map:

Available Units

Suite E + F 1,632 - 3,264 SF

Suite C 1,632 SF

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representative floor plan for ±1,632 SF (can be doubled to ±3,264 SF):

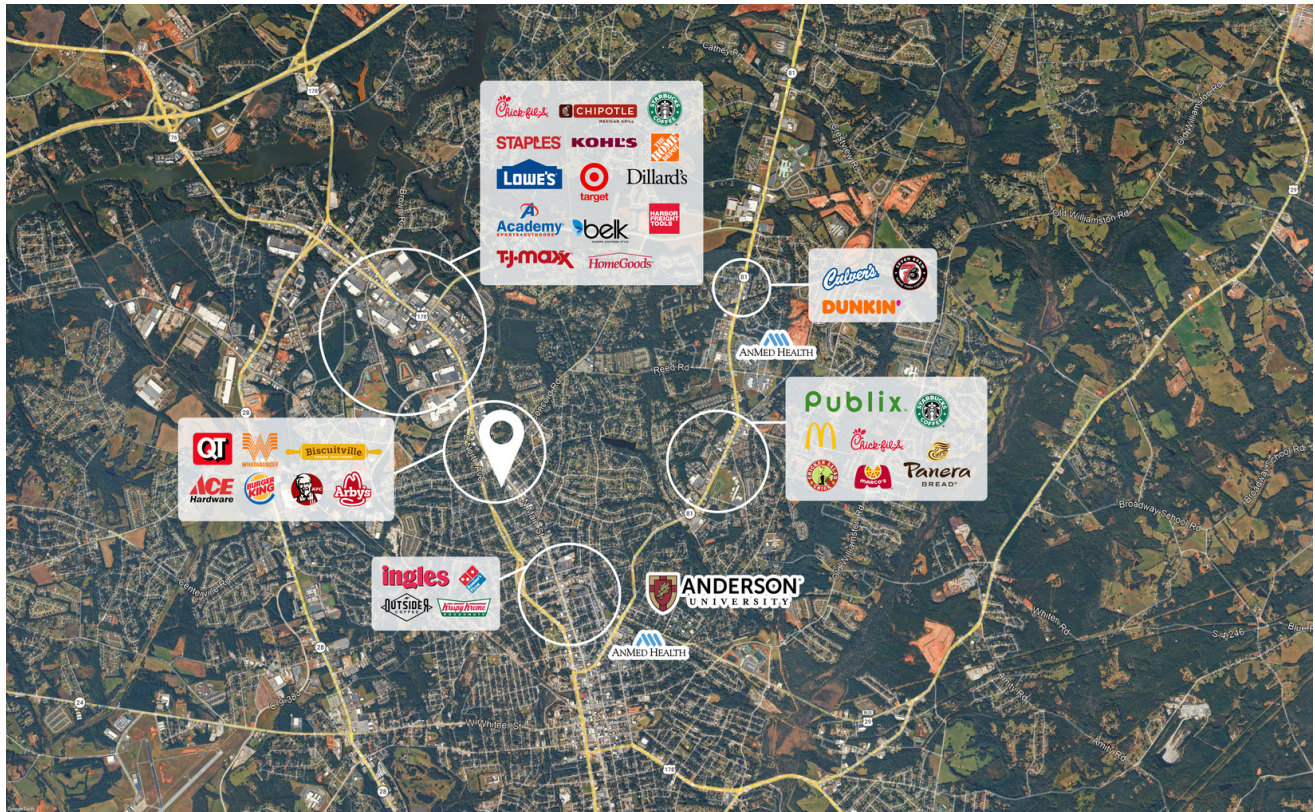


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property location:



<i>demographics:</i>	2024	0-1 Mile	1-3 Mile	3-5 Mile
Median Age		39	37.7	39
Total Population		6,695	47,005	80,135
Total HH		2,930	19,120	32,127
Avg. Income/HH		\$77,282	\$73,169	\$78,560

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