

FOR LEASE

1402 E River Street Anderson, SC 29624

NAI Earle Furman



Property Features

- Retail Space from 2,140 SF up to 7,000 SF
- Suite A: 7,000 SF
- Suite B: 2,140 SF
- Suite D: 6,000 SF
- Located on the corner of East River Street & Shockley Road
- Signalized intersection
- Neighboring tenants are Family Dollar & Auto Zone
- Excellent Street Exposure
- Lease Rate: \$6.00/SF/NNN



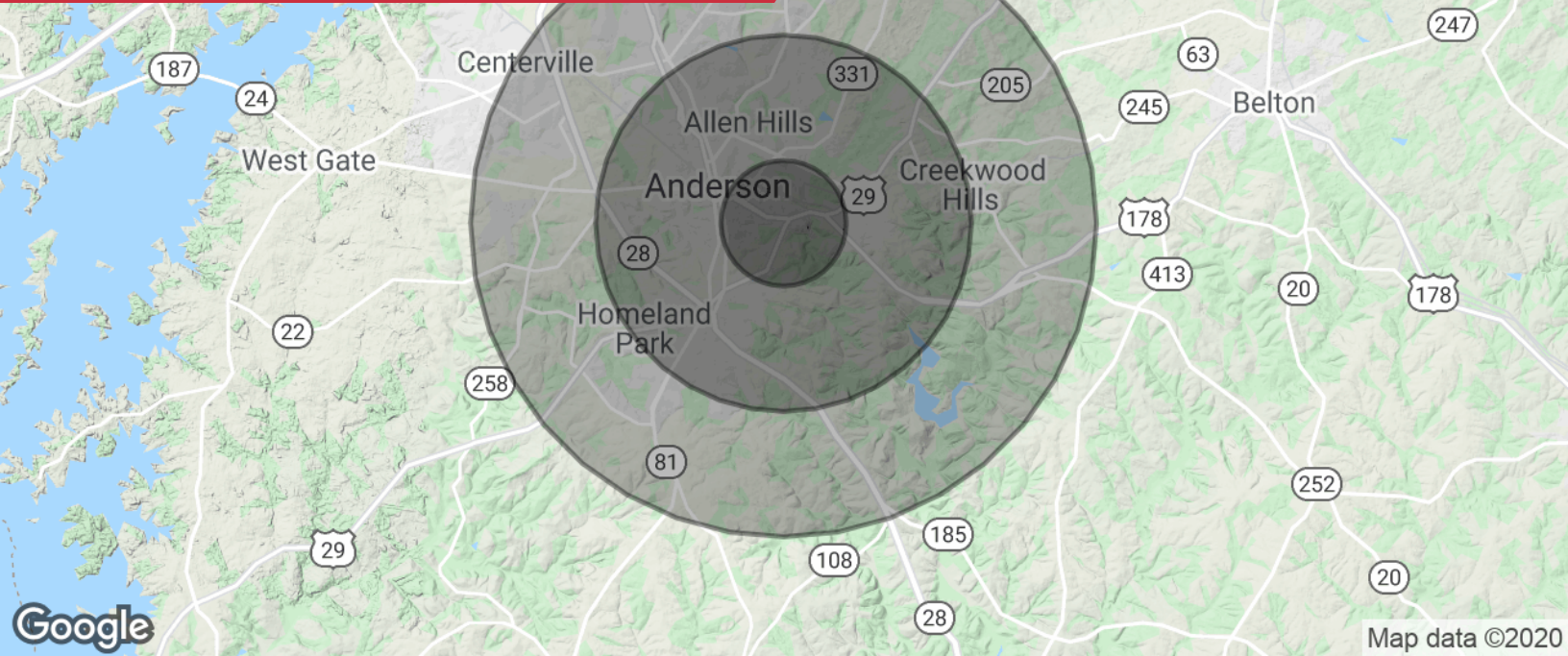
✉ **Geoffrey "Geoff" Beans**
O: +1 419 913 6903
gbeans@naiearlefurman.com

No Warranty Or Representation, Express Or Implied, Is Made As To The Accuracy Of The Information Contained Herein, And The Same Is Submitted Subject To Errors, Omissions, Change Of Price, Rental Or Other Conditions, Prior Sale, Lease Or Financing, Or Withdrawal Without Notice, And Of Any Special Listing Conditions Imposed By Our Principals. No Warranties Or Representations Are Made As To The Condition Of The Property Or Any Hazards Contained Therein Are Any To Be Implied.

📍 **101 E Washington St**
Greenville, SC 29601
naief.com

FOR LEASE

1402 E River Street Anderson, SC 29624



Population

	1 Mile	3 Miles	5 Miles
Total population	3,807	32,862	61,692
Median age	36.2	35.5	36.9
Median age (male)	26.5	33.3	35.1
Median age (Female)	39.8	37.2	38.4

Households & Income

	1 Mile	3 Miles	5 Miles
Total households	1,625	13,378	24,785
# of persons per HH	2.3	2.5	2.5
Average HH income	\$24,624	\$39,576	\$45,749
Average house value	\$91,907	\$142,890	\$142,764

* Demographic data derived from 2010 US Census