

# FREESTANDING AUTO / RETAIL BUILDING FOR LEASE

3322 N. MAIN STREET | ANDERSON, SC 29621



**AVAILABLE  
4,903 SF**



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## PROPERTY / LEASE INFORMATION

- Lease Rate - Please call
- Parcel Size - 0.836 ac.
- Building on site - approx. 4,903 SF
- Anderson Co. TMS - 121-07-03-014
- Zoning - GC (General Commercial)
- Frontage - Approx. 118' on N. Main Street

## PROPERTY DESCRIPTION

- Former auto service building with two drive in bays
- Excellent free-standing opportunity
- Excellent traffic counts on N. Main Street
- Very dense national retail corridor
- 40 parking spaces

## DEMOGRAPHICS (2019)

|                         | 1 MILE   | 3 MILE   | 5 MILE   |
|-------------------------|----------|----------|----------|
| POPULATION              | 4,362    | 35,883   | 68,622   |
| AVERAGE HH INCOME       | \$66,383 | \$72,314 | \$68,947 |
| MEDIAN HH INCOME        | \$56,666 | \$54,295 | \$53,409 |
| BUSINESS ESTABLISHMENTS | 498      | 2,479    | 3,550    |
| DAYTIME EMPLOYMENT      | 5,418    | 35,585   | 46,828   |

## 2019 TRAFFIC COUNTS (SCDOT)

31,700 VPD on N. Main Street



## CONTACT

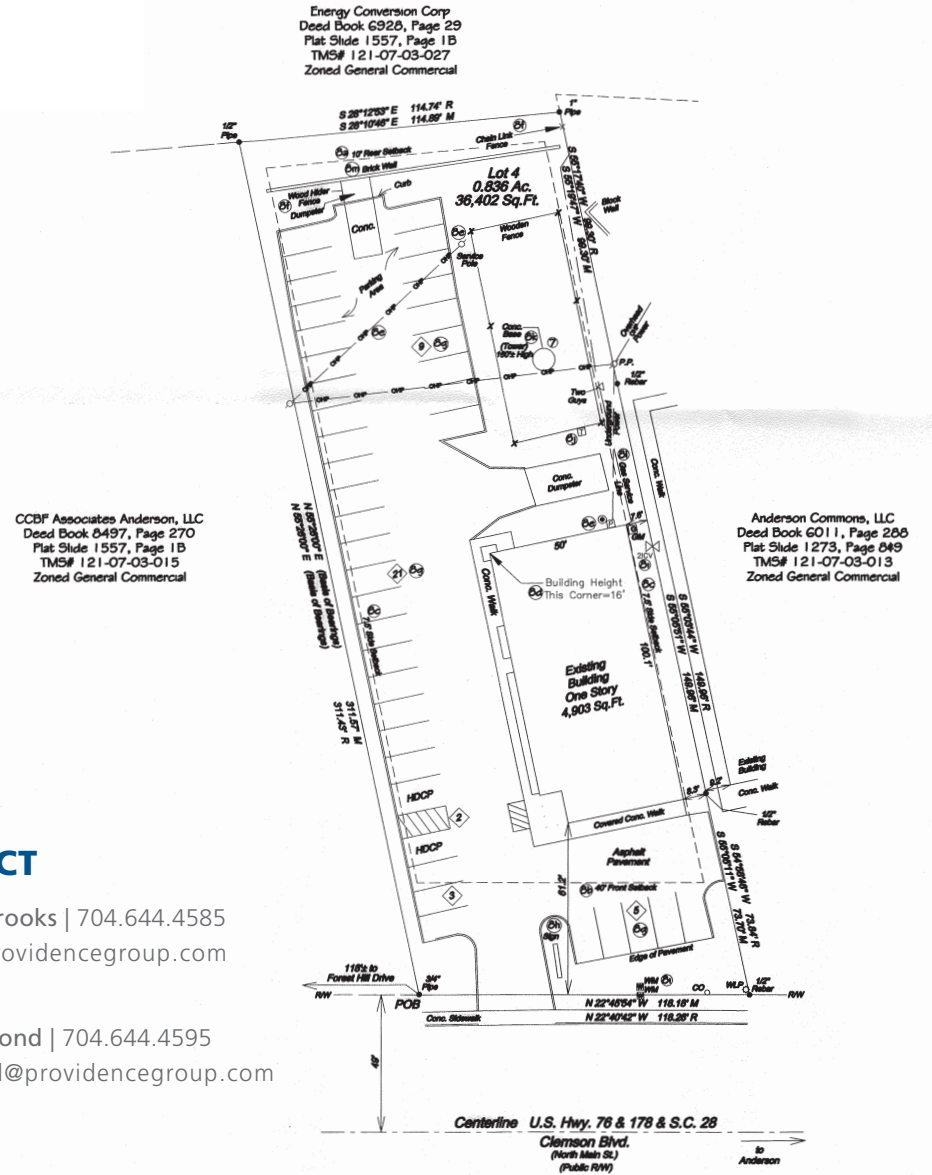
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