



2705 N. MAIN STREET    ANDERSON, SOUTH CAROLINA 29621

*available for lease:*

±3,264 - ±1,632 SF of Retail Space  
16,320 SF Retail Center  
\$15/SF NNN + est. \$3.28/SF TICAM

*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



ANDERSON COUNTY TAX MAP #1221208005

*exclusively listed by:*

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864.729.4500 | PO BOX 9776, GREENVILLE, SC 29604

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.

  
**PINTAIL**  
WWW.PINTAILCRE.COM

*property map:*

*Available Units*

Suite E + F    1,632 - 3,264 SF

Suite C        1,632 SF

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

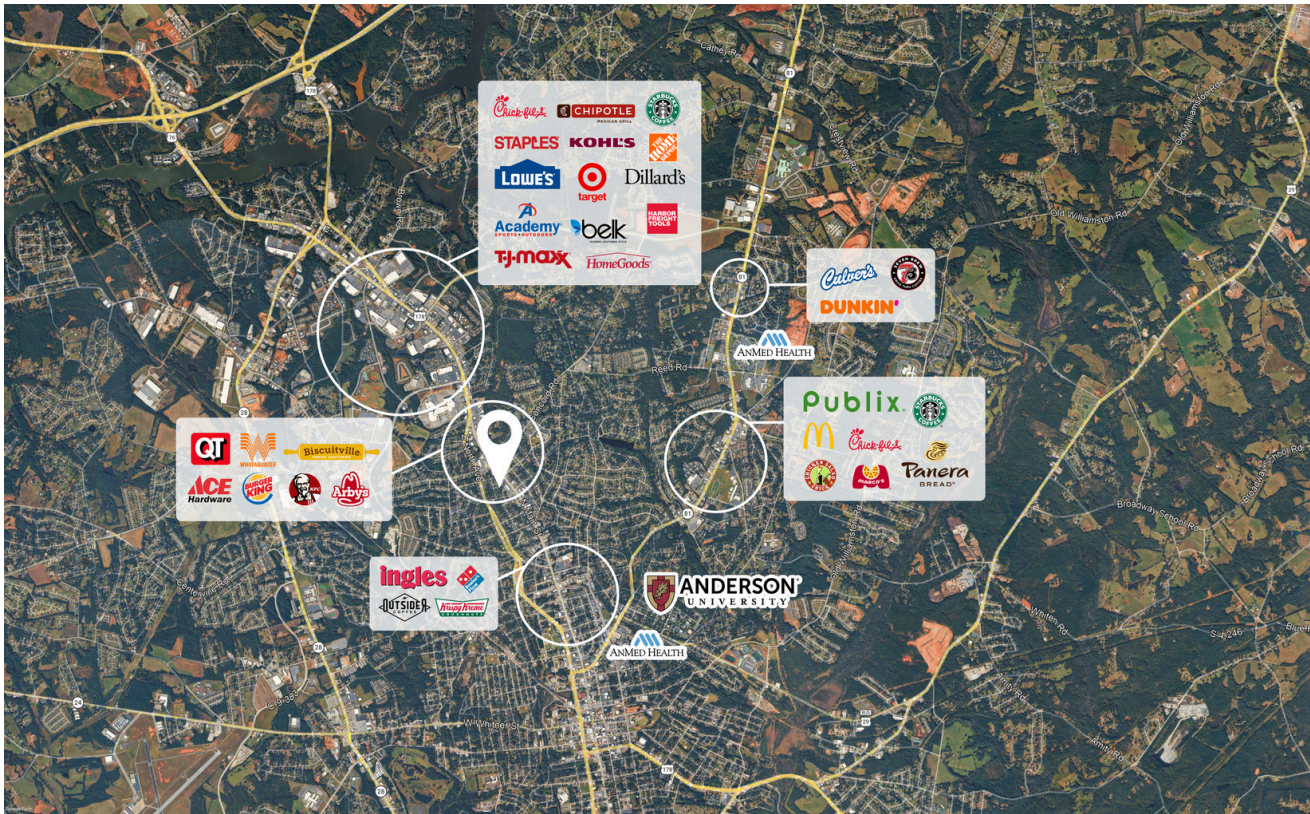


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*property location:*



*demographics:*

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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