

RETAIL FOR SALE

3316 N MAIN ST

Anderson, SC 29621



PROPERTY DESCRIPTION

Single tenant NNN sale located in the busy N Main corridor of Anderson, SC.

PROPERTY HIGHLIGHTS

- National tenant, 7% cap rate
- Recently exercised third 3 year renewal, one 3 year renewal option remaining
- Road frontage on busy N Main corridor
- Close proximity to Anderson Mall, Walmart, Target, Home Depot, and many other major retailers
- Limited landlord responsibility

OFFERING SUMMARY

Sale Price:	\$818,928
Building Size:	5,715 SF
NOI:	\$57,324.90
Cap Rate:	7.0%

DEMOGRAPHICS

	1 MILE	2 MILES	3 MILES
Total Households	1,866	7,713	15,977
Total Population	3,786	16,385	34,415
Average HH Income	\$60,369	\$65,291	\$62,060

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

BRENT EDGERTON

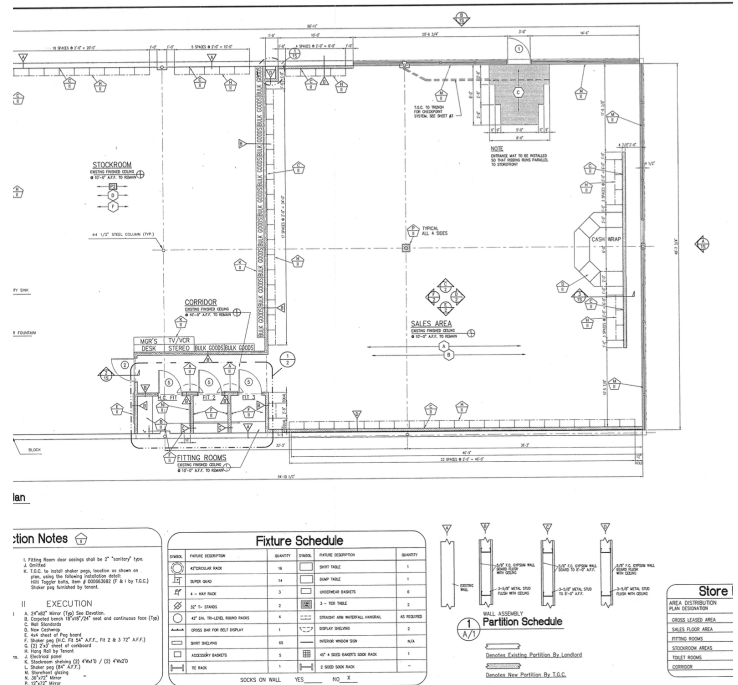
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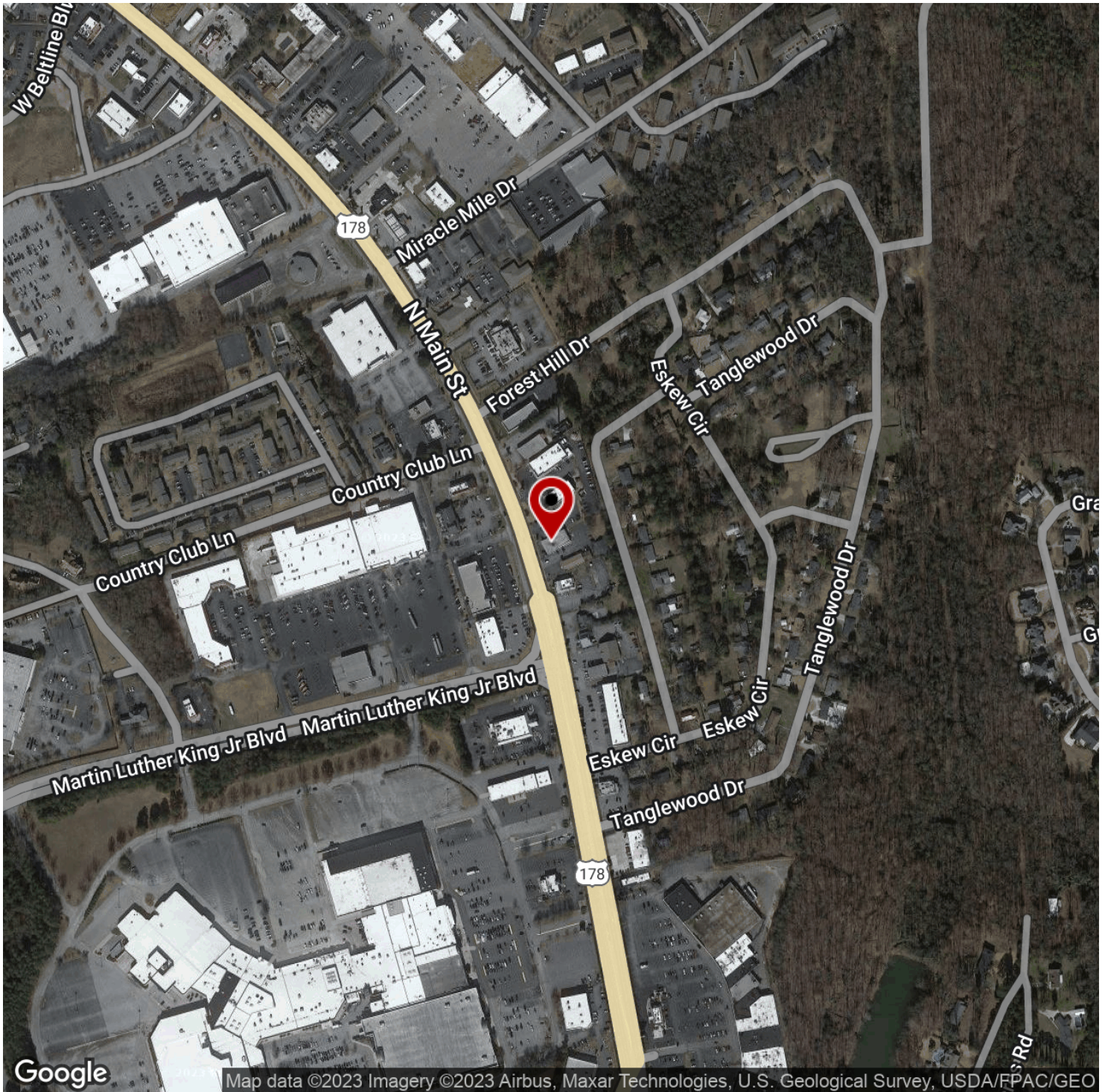


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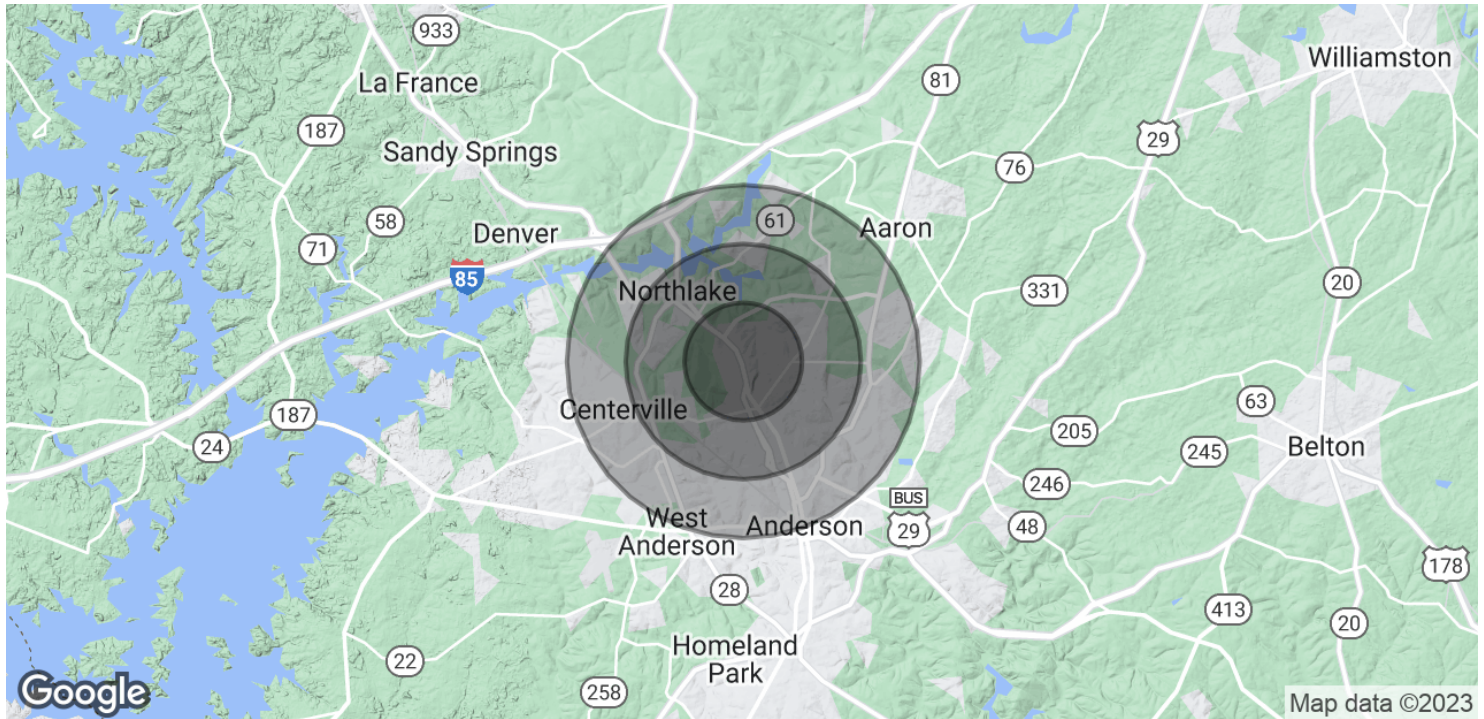
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POPULATION	1 MILE	2 MILES	3 MILES
Total Population	3,786	16,385	34,415
Average Age	37.9	40.9	39.3
Average Age (Male)	36.0	37.8	37.3
Average Age (Female)	40.3	45.1	42.3

HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	1,866	7,713	15,977
# of Persons per HH	2.0	2.1	2.2
Average HH Income	\$60,369	\$65,291	\$62,060
Average House Value	\$149,051	\$158,120	\$156,084

* Demographic data derived from 2020 ACS - US Census

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