

# RETAIL SPACE FOR LEASE



## ANDERSON MALL

3131 N Main Street, Anderson, South Carolina

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**McCOY WRIGHT**

COMMERCIAL REAL ESTATE





## RETAIL SPACE AVAILABLE IN ANDERSON MALL

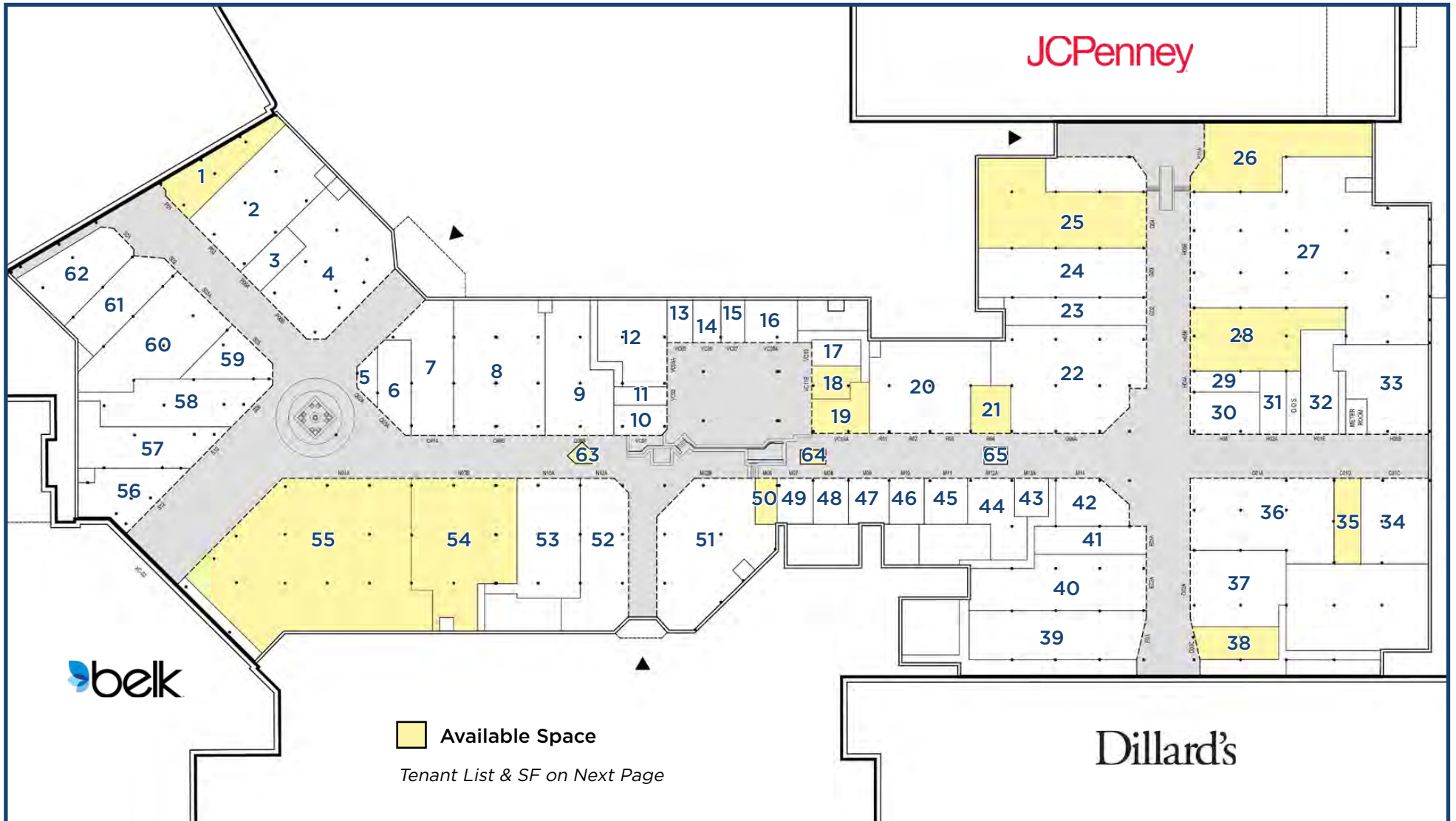
### HIGHLIGHTS

- The Anderson Mall sits on +/-34 acres on Clemson Blvd, one of the main retail corridors in the South Carolina Upstate.
- This 190,187 sqft mall is currently 82% occupied with great spaces available for lease.
- National tenants in the mall include Champs Sport, Hibbett Sports, Books-A-Million, American Eagle, Bath and Body Works, and many more.
- The mall has 3 active national anchors - Dillard's, JC Penny, and Belk.
- This is a great opportunity for expanding retailers to open an additional storefront with multiple entrances on Clemson Blvd and MLK Jr. Blvd.
- Please call for lease rates and additional information.

### PROPERTY DETAILS

- 3131 N Main Street  
Anderson, SC 29621
- Size: +/-190,187 SF
- Type: Retail
- Lease Rates: Please Call

SITE PLAN



#	Address	Tenant	Size
1	P01	AVAILABLE	2,170 SF
2	P03	The Game Cache	4,927 SF
3	P06A	Plush Makeup & Beauty	920 SF
4	P06B	The Shack	6,135 SF
5	Q02A	The Book Nook	425 SF
6	Q03A	Hot Topic	1,424 SF
7	Q01A	Bath & Body	3,057 SF
8	Q06B	Rack Room	6,265 SF
9	Q08B	Aeropostale	3,848 SF
10	VC01	AK 101 Consulting	804 SF
11	VC02	Tabernacle Church	500 SF
12	VC03A	Retro Gaming Lounge	2,779 SF
13	VC05	Anderson Express	570 SF
14	VC06	Japan Grill	624 SF
15	VC07	Mexican Deli	534 SF
16	VC08A	Mom's Home Cooking	1,174 SF
17	VC10	Best Philly	652 SF
18	VC11B	AVAILABLE	731 SF
19	VC13A	AVAILABLE	1,163 SF
20	R01-R03	Chic 5	5,187 SF
21	R04	AVAILABLE	967 SF
22	G06A	RUE 21	7,369 SF
23	G02	Iconic Event Center	2,023 SF
24	G03	Boss Up Hair Studio	4,225 SF
25	G04	AVAILABLE	6,050 SF
26	H11A	AVAILABLE	4,576 SF
27	H06B	Books A Million	16,702 SF
28	H05E	AVAILABLE	4,042 SF
29	H04A	The Barber Shop	733 SF
30	H03	Rochelle Fine Jewelers	1,484 SF
31	H02A	Adama Naturals	850 SF
32	H01E	Spencer Gifts	1,980 SF
33	H05B	Sushi Murasaki	3,601 SF

#	Address	Tenant	Size
34	C01C	White Willow	3,000 SF
35	C01D	AVAILABLE	1,162 SF
36	C01A	Rainbow	5,590 SF
37	D02A	Kiss My Glass	3,628 SF
38	D03C	AVAILABLE	1,368 SF
39	E03	Chang Brothers Martial Arts	4,306 SF
40	E02A	Champs	4,581 SF
41	E01A	Kirk's Collectibles	1,594 SF
42	M14	Chic Formal	1,595 SF
43	M13A	The Jewelers Touch	664 SF
44	M12A	Journey's	1,670 SF
45	M11	Gifts & Etc	1,149 SF
46	M10	Luxor Jewellery	816 SF
47	M09	Wireless Accessories	951 SF
48	M08	Lids	820 SF
49	M07	Pretzel Twister	845 SF
50	M06	AVAILABLE	510 SF
51	M02B	American Eagle	6,586 SF
52	N12A	Men's Wear	4,001 SF
53	N10A	Hibbett Sports	4,000 SF
54	N07B	AVAILABLE	6,702 SF
55	N01A	AVAILABLE	15,140 SF
56	S12	Health Massage	2,268 SF
57	S10	Trends	3,128 SF
58	S06	Rejuvenate Church Office	3,620 SF
59	S05	Claire's	1,435 SF
60	S03A	Chosen Fitness	4,786 SF
61	S02	Discovery Center	2,436 SF
62	S01	Entwined	2,903 SF
63	K108B	AVAILABLE	Kiosk
64	K106	AVAILABLE	Kiosk
65	K104	Banter	Kiosk



















SITE AERIAL





AREA AERIAL



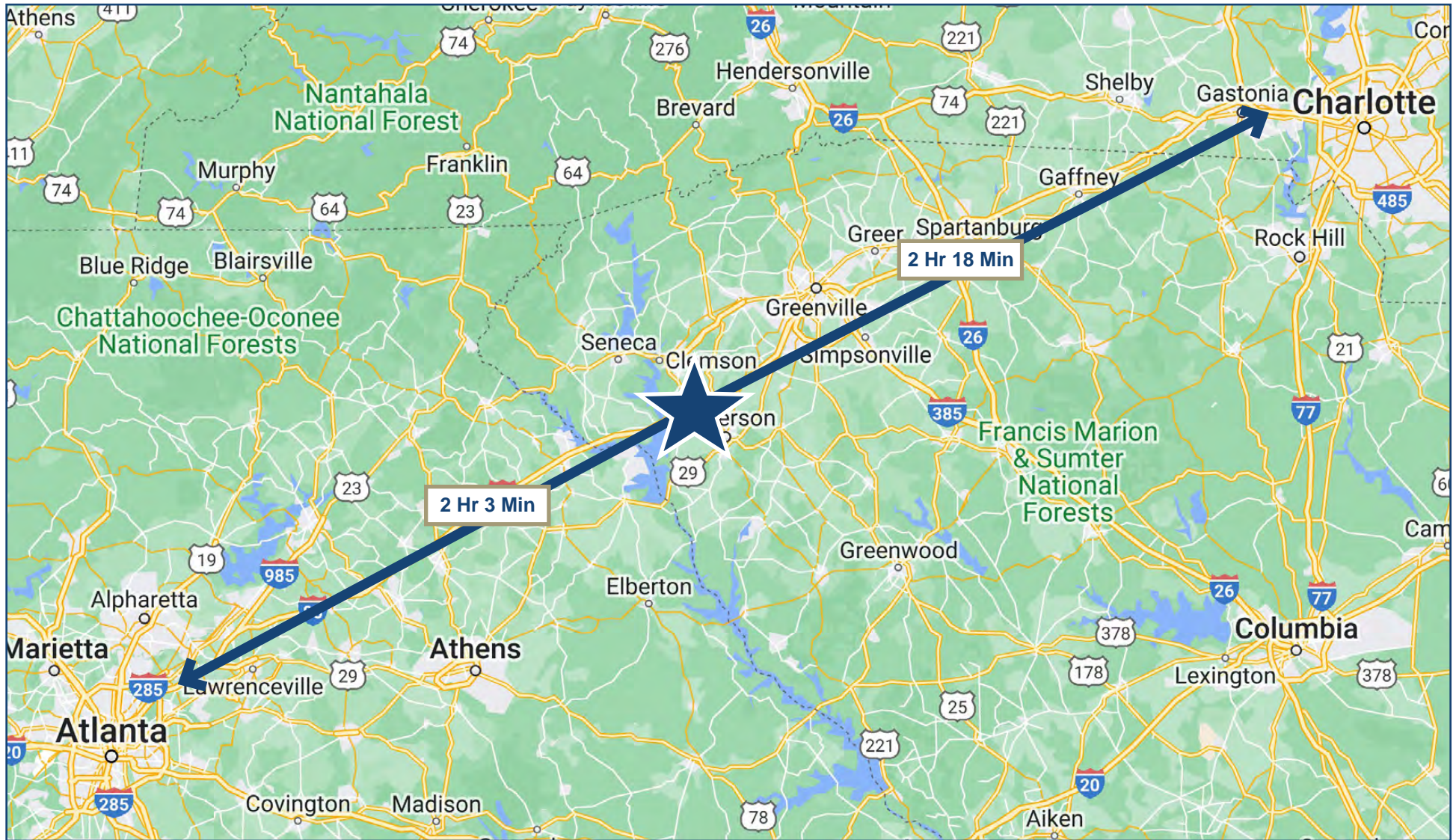


## LOCATION MAP



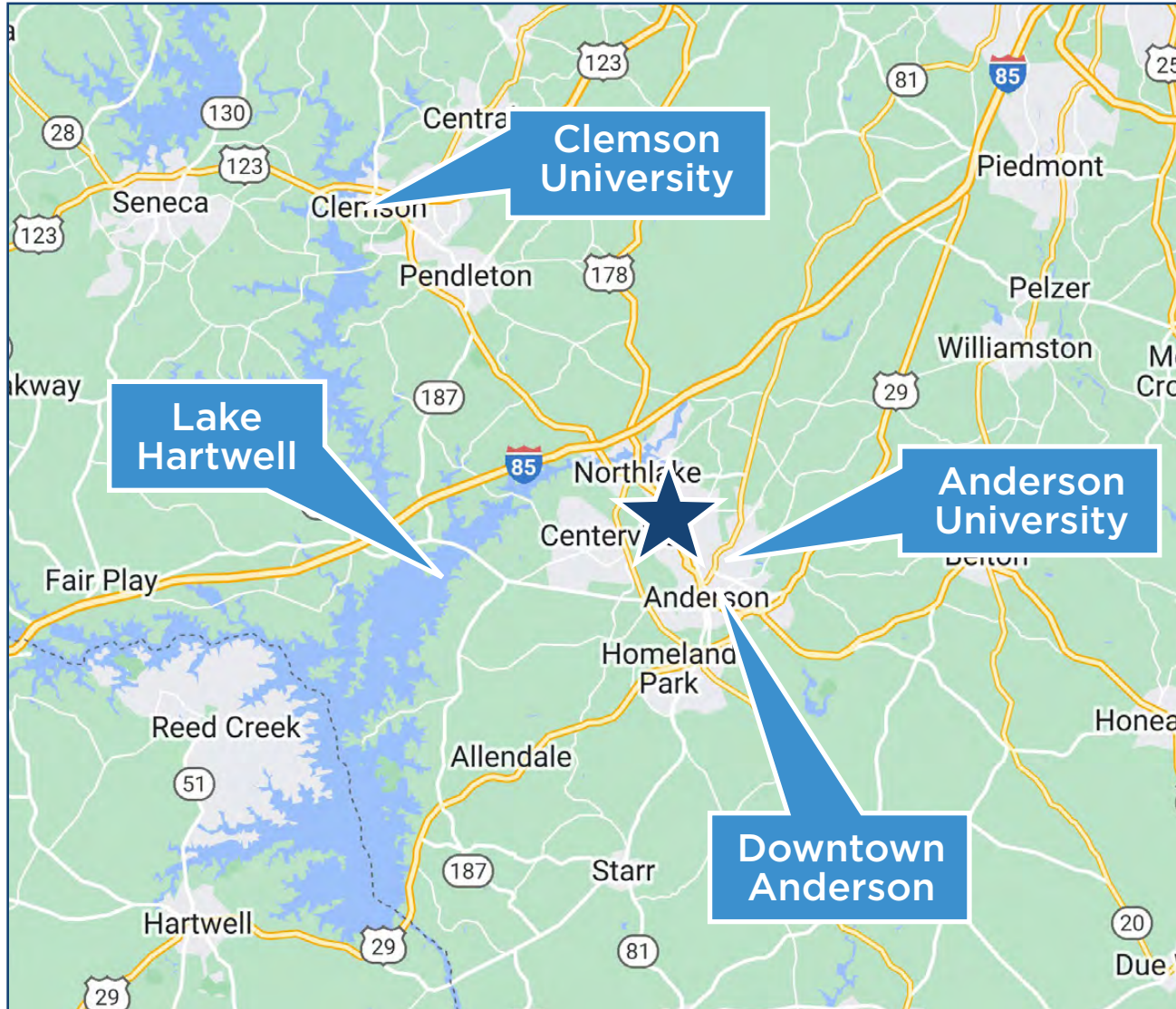


REGIONAL MAP (BETWEEN CHARLOTTE & ATLANTA)





DRIVE TIMES FROM THE MALL (South Carolina)



I-85	10 Min
I-385	35 Min
I-26	1 Hr 7 Min
I-20	1 Hr 56 Min
I-77	2 Hr 10 Min
I-95	2 Hr 57 Min
Downtown Anderson	11 Min
Anderson University	12 Min
Lake Hartwell	15 Min
Clemson University	23 Min
Greenville	38 Min
Spartanburg	1 Hr 8 Min
Columbia	2 Hr 7 Min
Charleston	3 Hr 54 Min
Hilton Head	4 Hr 35 Min
Myrtle Beach	4 Hr 47 Min



## ANDERSON UNIVERSITY

- Founded in 1911
- 385 Acre Campus
- Enrollment: 4,117
- Anderson University is a selective, Christian, comprehensive university offering bachelor's, master's and doctoral degrees on campus, online and at the University Center in Greenville.
- Students may choose from 50 major degree programs, 29 concentrations, 48 minors, 18 master's and doctoral degrees and eight certification programs.
- Anderson University is among the fastest-growing private universities in the country, according to the U.S. Department of Education and the Chronicle of Higher Education Almanac.





## CLEMSON UNIVERSITY

- Founded in 1889
- Campus Size: 71,000 Acres
- Enrollment: 24,387 (2019)
- With \$126 Million in Athletic Revenue, Clemson Ranks #26 in the Nation
- \$1.8 Billion in Annual Economic Impact
- \$621.3 Million Endowment
- Offered: Undergraduate, Graduate, Global and Online
- Acceptance Rate: 51%
- Graduation Rate: 82%
- Doctoral Enrollment has increased 96% since 2002.





## LAKE HARTWELL

- Man-made lake bordering Georgia and South Carolina
- One of the southeast's largest and most popular recreation lakes
- 55,000 Acres with a shoreline of 962 miles
- 12 Major marinas located on Lake Hartwell near Clemson Common
- 2nd largest lake in Georgia
- 10.5 million visitors per year
- Major economic impact: 2018 bassmasters classic - \$28 million





DEMOGRAPHICS

	<u>1 MI</u>	<u>3 MI</u>	<u>5 MI</u>
2022 Population	5,476	40,624	73,712
2027 Pop Projected	5,767	43,173	78,491
Pop Growth '22 - '27	5.31%	6.27%	6.48%
Average Age	40.10	39.60	39.90
2022 Households	2,337	16,683	29,650
2027 HH Projected	2,454	17,694	31,518
HH Growth '22 - '27	5.01%	6.06%	6.30%
Ave HH Size	2.30	2.30	2.40
Ave HH Income	\$73,371	\$68,460	\$70,269
Median Home Value	\$154,873	\$163,457	\$161,455

