

FOR LEASE



## SULLIVAN SQUARE

3014-3016 N Main Street, Anderson, South Carolina

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**McCOY WRIGHT**

COMMERCIAL REAL ESTATE



**HIGHLY VISIBLE RETAIL SPACE AVAILABLE IN ANDERSON, SC**

**HIGHLIGHTS**

- Great opportunity for retail space along N Main Street (Clemson Blvd).
- +/-38,000 SF (4 buildings and 20 leasable suites)
- Property consists of national restaurant retailers, retail/flex/office suites and a free standing eight bay garage.
- Currently four spaces available for lease
- Property has great signage, parking & access
- Contact listing agent for pricing
- NNN fees estimated at \$4.25/SF

**PROPERTY DETAILS**

- 3014-3016 N Main Street Anderson, SC 29621
- Size: +/-38,000 SF
- Type: Retail
- Lease Rate: Please Call



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## AVAILABLE SUITES



### 3016 D

This +/- 1,441 SF suite is available for lease. The property has wood flooring and consist of a reception area & reception office, two (2) large office spaces, two (2) restrooms and an open area and storage closet at the back of the suite. This suite is set up with a hallway running along the right wall. Asking rate for the suite is \$18/SF NNN with NNN charges estimated to be \$4.25/SF. This property would be a great fit for any tenant looking for office or retail space with prime visibility to Clemson Blvd.



### 3016 G

This +/- 1,471 SF suite is for available for lease. The suite is an endcap which has floor to ceiling windows providing plenty of natural light for the space. It also has a data room, two (2) restrooms, two (2) large office spaces, a kitchenette, a receptionist area, a private room in the front with a countertop, and an open layout with 8 cubicles currently. Asking rate for this suite is \$18/SF NNN with NNN charges estimated at \$4.25/SF. This property would be a great fit for an office or retail user looking for an updated space with frontage and visibility on Clemson Blvd.



## AVAILABLE SUITES



### 3014 A

This +/- 1,834 SF space is available for lease. The suite is an open space with great natural light and visibility from N Main St. It is an open space with 2 restrooms and a utility closet in the back. Currently a pizza restaurant this would be a great opportunity for another restaurant user to backfill the space. Asking rate is \$18/SF NNN with NNN charges estimated to be \$4.25/SF. Please reach out to the listing agent with any questions or to setup a showing.



### 3014 C1

This +/- 898 SF suite is available for lease. The property currently is open space with high ceilings. There is one restroom and an office at the back of the suite. Asking rate for the suite is \$10/SF NNN with NNN charges estimated to be \$4.25/SF. This property would be a great fit for office or retail space. The suite has access from Clemson Blvd and is located off the main strip with frontage on Hammett Acres Road.



## AVAILABLE SUITES



### 3014 E

+/- 1,752 SF suite available for lease. The property has tile flooring & is currently open space. There are two (2) restrooms located at the back of the suite. Asking rate for the suite is \$10/SF NNN with NNN charges estimated to be \$4.25/SF. This property would be a great fit for retail or possibly restaurant space. The suite has access from Clemson Blvd & is located off of the main strip with frontage on Hammett Acres Road.



### 3014 H

+/- 1,888 SF suite available for lease. The property is a great open space with high ceilings and a ground level roll up door. The space has an open work area, one (1) restroom, and one (1) office/retail space. Asking rate for the suite is \$8/SF NNN with NNN charges estimated to be \$4.25/SF.



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## AVAILABLE SUITES



### 3014 J

+/- 1902 SF suite available for lease. The property is a great open space with high ceilings and a ground level roll up door. The space has an open work area, one (1) restroom, and two (2) offices. Asking rate for the suite is \$8/SF NNN with NNN charges estimated to be \$4.25/SF.





SITE PLAN



#	Address	Tenant	Size
1	3016 A	Acceptance Ins. Co.	1,263 SF
2	3016 B	Check Into Cash	1,246 SF
3	3016 C	Model Nails	1,407 SF
4	3016 D	VACANT	1,441 SF
5	3016 E	Get Wierd Vape	1,412 SF
6	3016 F	EZ Cash Loans	1,405 SF
7	3016 G	VACANT	1,471 SF
8	3014 A	VACANT	1,834 SF
9	3014 B	Wing-Burger City	2,400 SF
10	3014 C1	ATAX	898 SF
11	3014 C2&D	Kingdom Vision	2,726 SF
12	3014 E	VACANT	1,752 SF
13	3014 F	KWS Chiropractor	2,048 SF
14	3014 G	Grit Fitness	1,888 SF
15	3014 H	Month to Month Tenant	1,888 SF
16	3014 I	VACANT	1,888 SF
17	3014 J	Month to Month Tenant	1,902 SF
18	3014 K	Inc. Trading	2,515 SF
19	3014 L	864 Legends	6,115 SF



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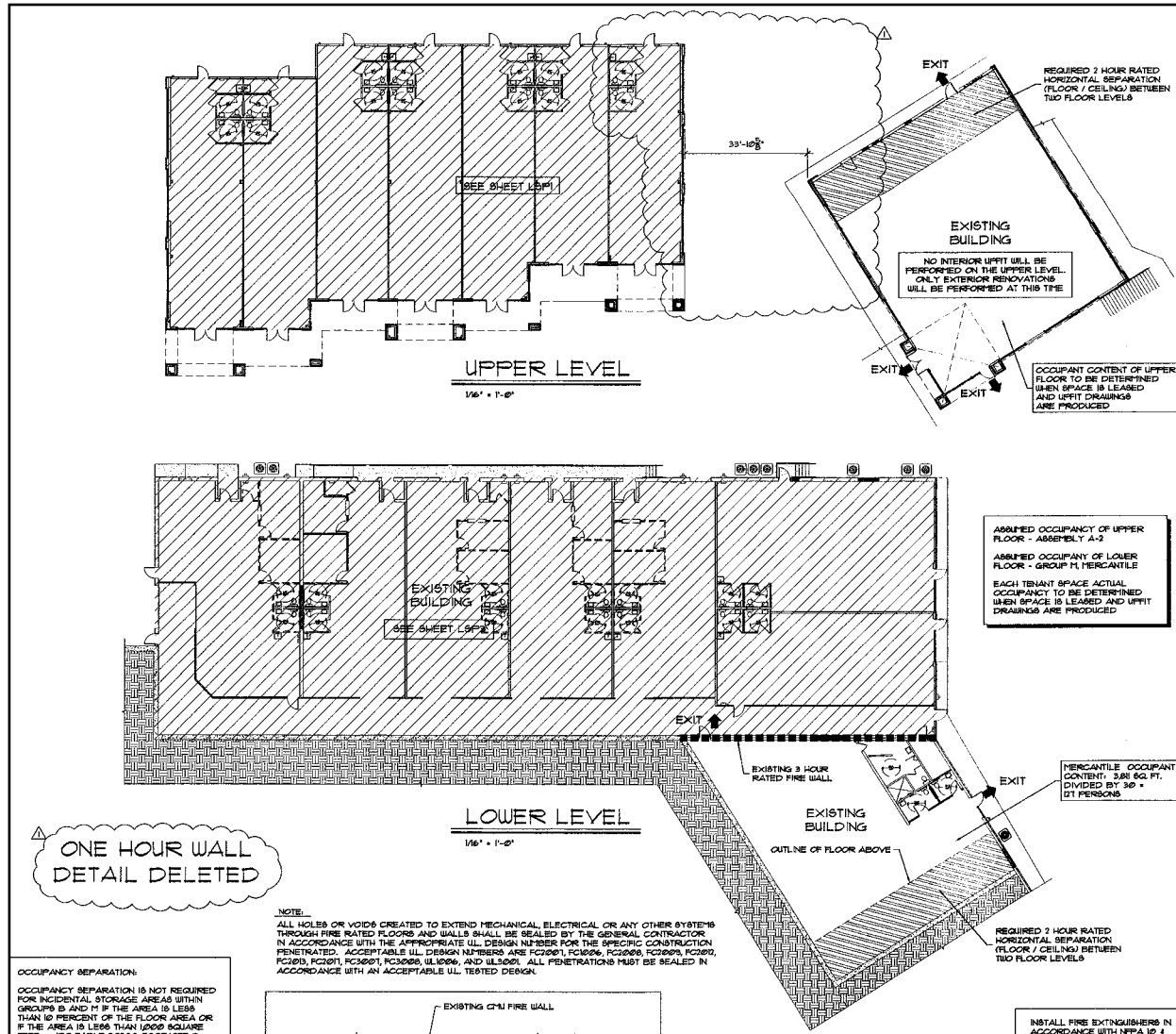




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FLOOR PLANS

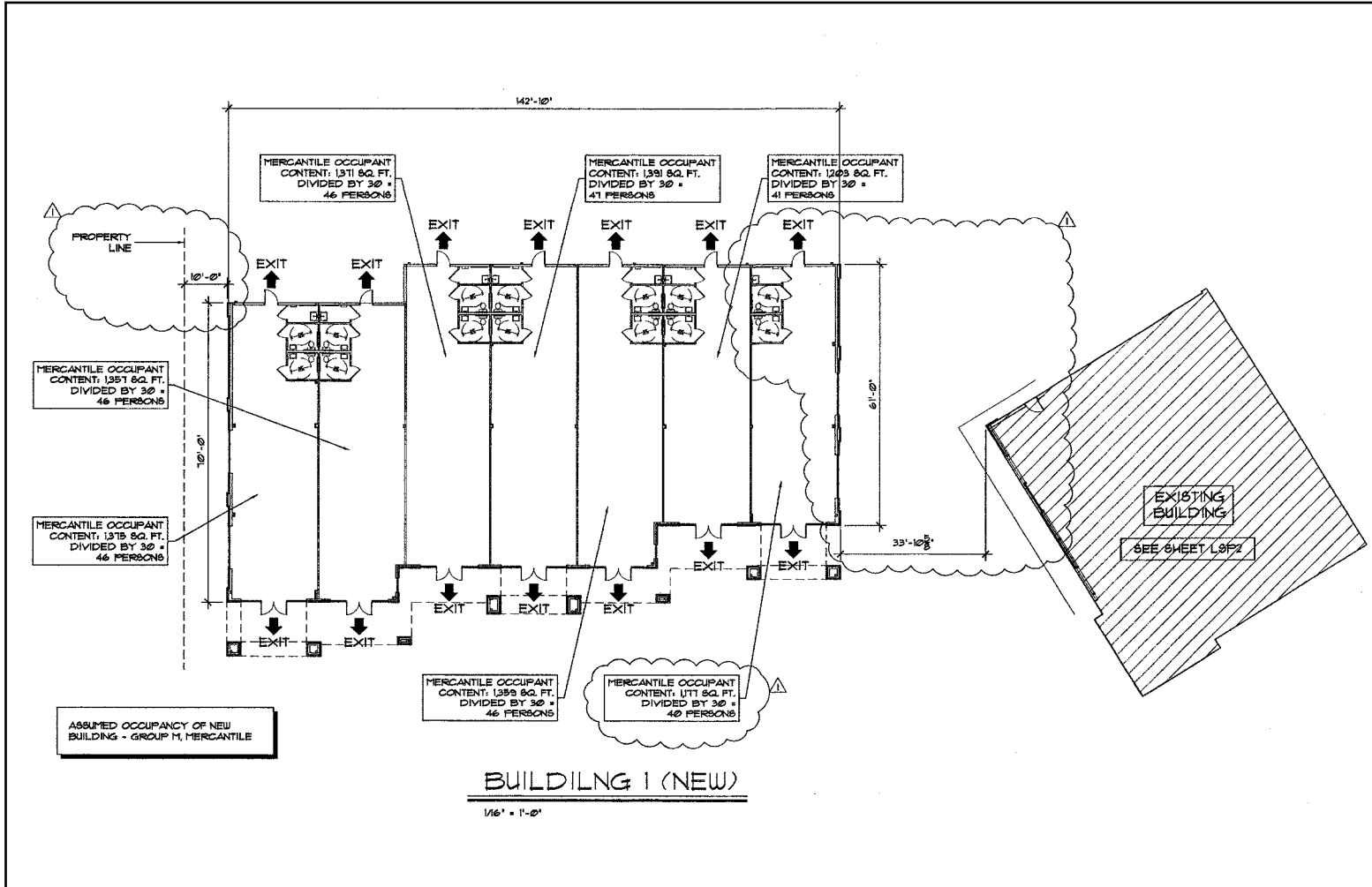


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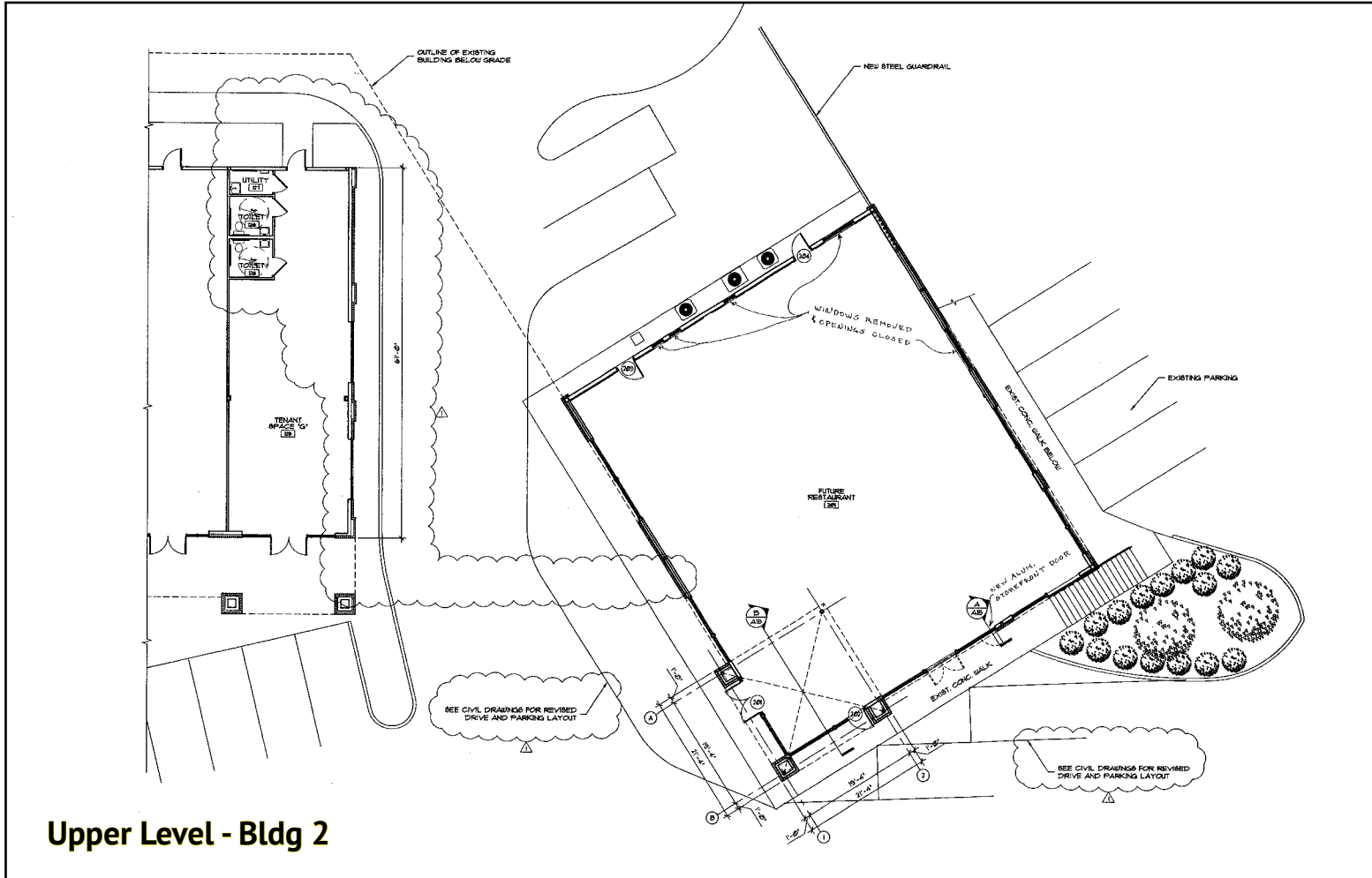


# FLOOR PLANS





# FLOOR PLANS



Upper Level - Bldg 2

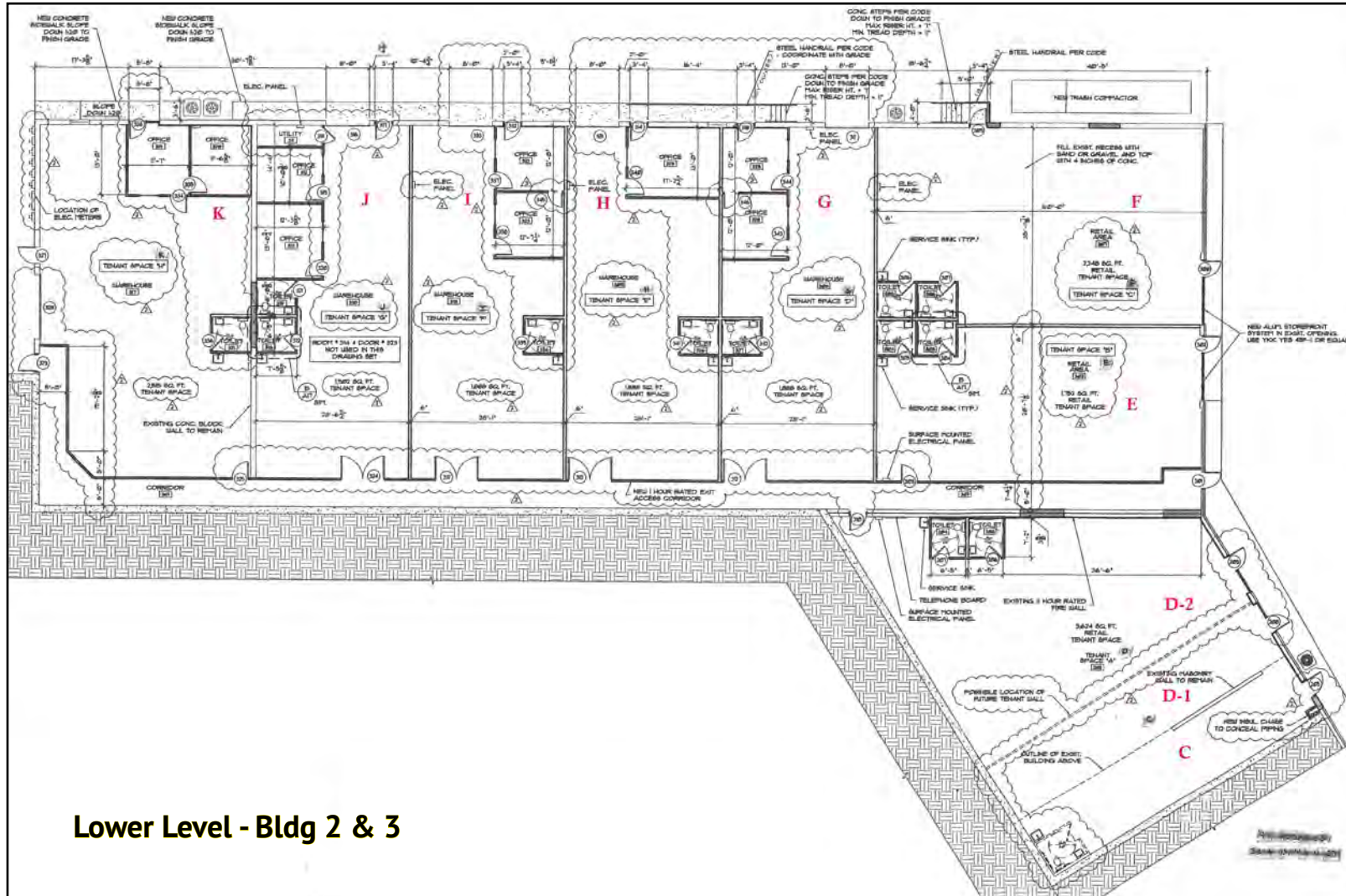


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FLOOR PLANS



Lower Level - Bldg 2 & 3



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SITE AERIAL



**SITE**

**Anderson Mall**

**29,400 VPD**

**N Main St**

**Martin Luther King Jr Blvd**





AREA AERIAL







## LOCATION MAP

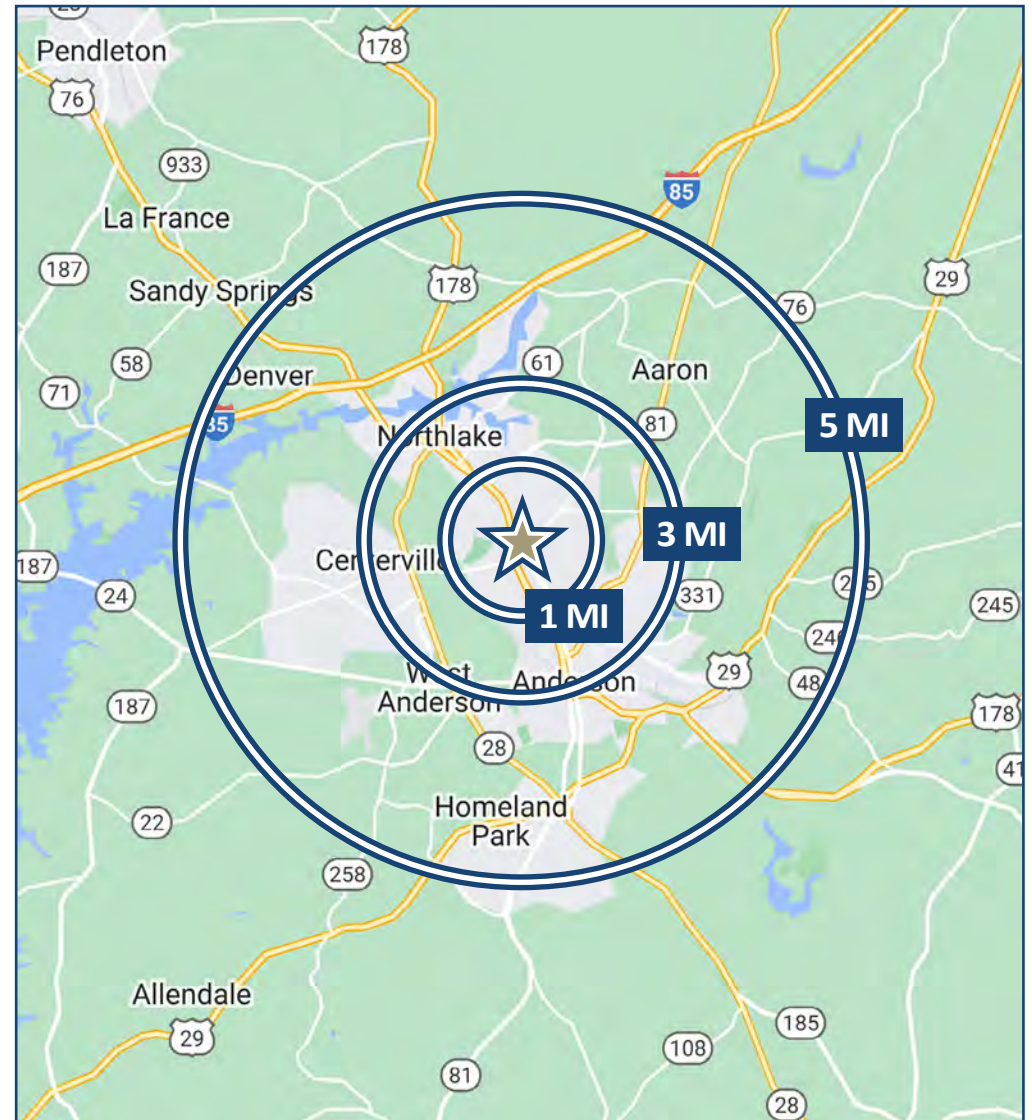


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## DEMOGRAPHICS

	<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



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