

LEASE

THE POST

401 N. Main Street Anderson, SC 29621



ANTICIPATED COMPLETION DATE: 4TH QTR. 2023

AVAILABLE: +/-3,778 SF

LEASE RATE: \$20/SF NNN

ALSO FEATURES EXCLUSIVE USE OF +/-1,615 SF ADJOINING COVERED PATIO

Harry Croxton
864 250 4651



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ENTRY TO SUBJECT SPACE FROM COVERED PATIO

OFFERING SUMMARY

Lease Rate:	\$20/SF NNN
Building Size:	+/-12,000 SF
Available SF:	+/-3,778 SF
Lot Size:	+/-0.46 Acres
Year Built:	1908
Renovated:	2023

PROPERTY OVERVIEW

Excellent restaurant/cafe space in Anderson's historic Post Office

PROPERTY HIGHLIGHTS

- +/-3,778 SF of ground-level space fronting Federal Street
- Exclusive use of an adjoining +/-1,615 SF covered patio
- Within a few short steps of Main Street
- Direct access from Federal Street
- Perfect for restaurant, cafe, brew pub, etc.
- Warm shell delivery, additional improvement (TIA) dollars available
- Available for Tenant buildout August 2023
- Opportunity for Tenant collaboration in buildout of space

RESTAURANT SPACE IS NOW READY FOR TENANT IMPROVEMENTS

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OFFICE ENTRY LOBBY FROM MAIN STREET



PATIO VIEW FROM CORNER OF FEDERAL STREET AND MAIN STREET



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OLD ANDERSON POST OFFICE RENOVATION



1 LOWER LEVEL FLOOR PLAN
3/32" = 1'-0"

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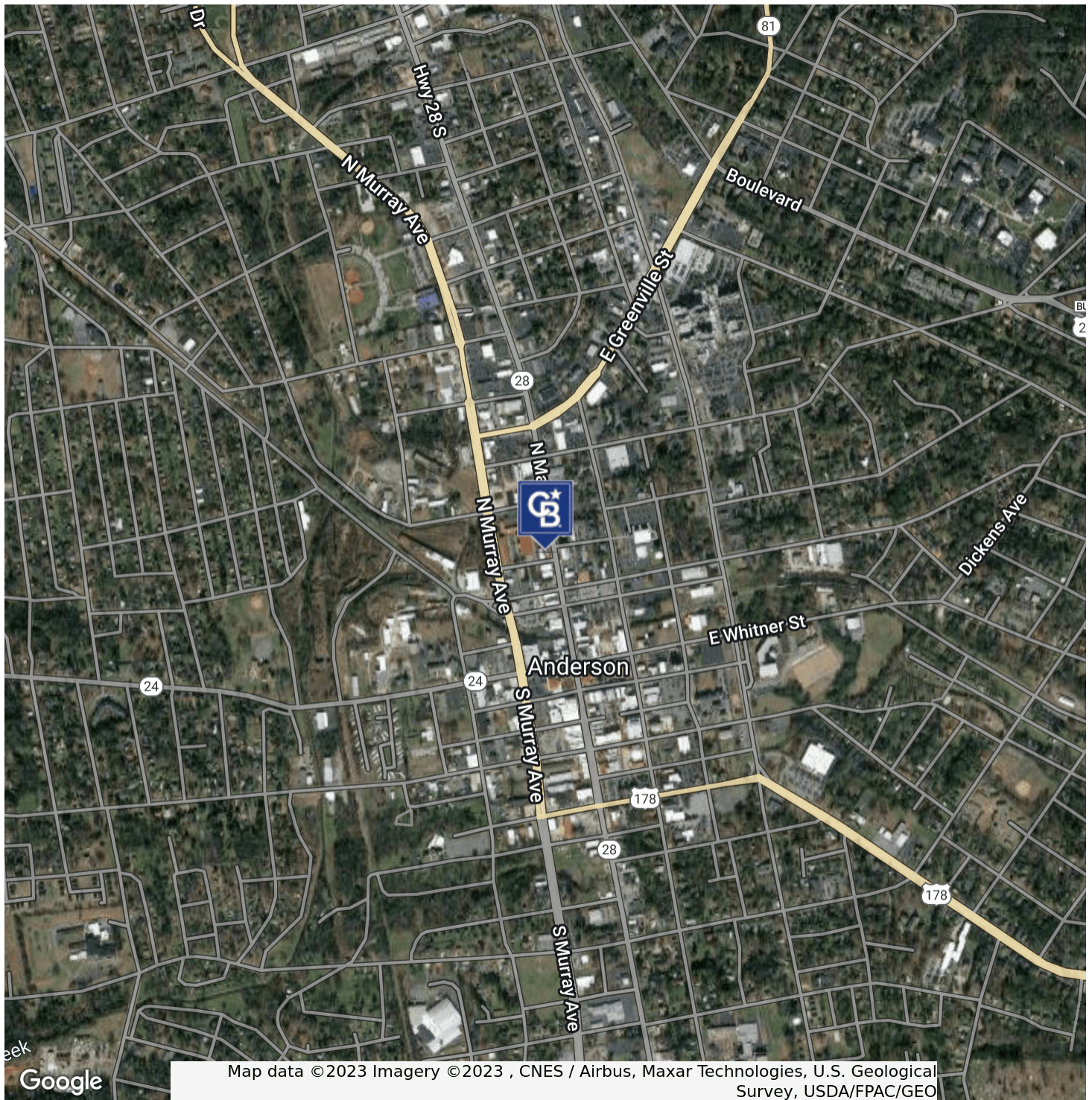


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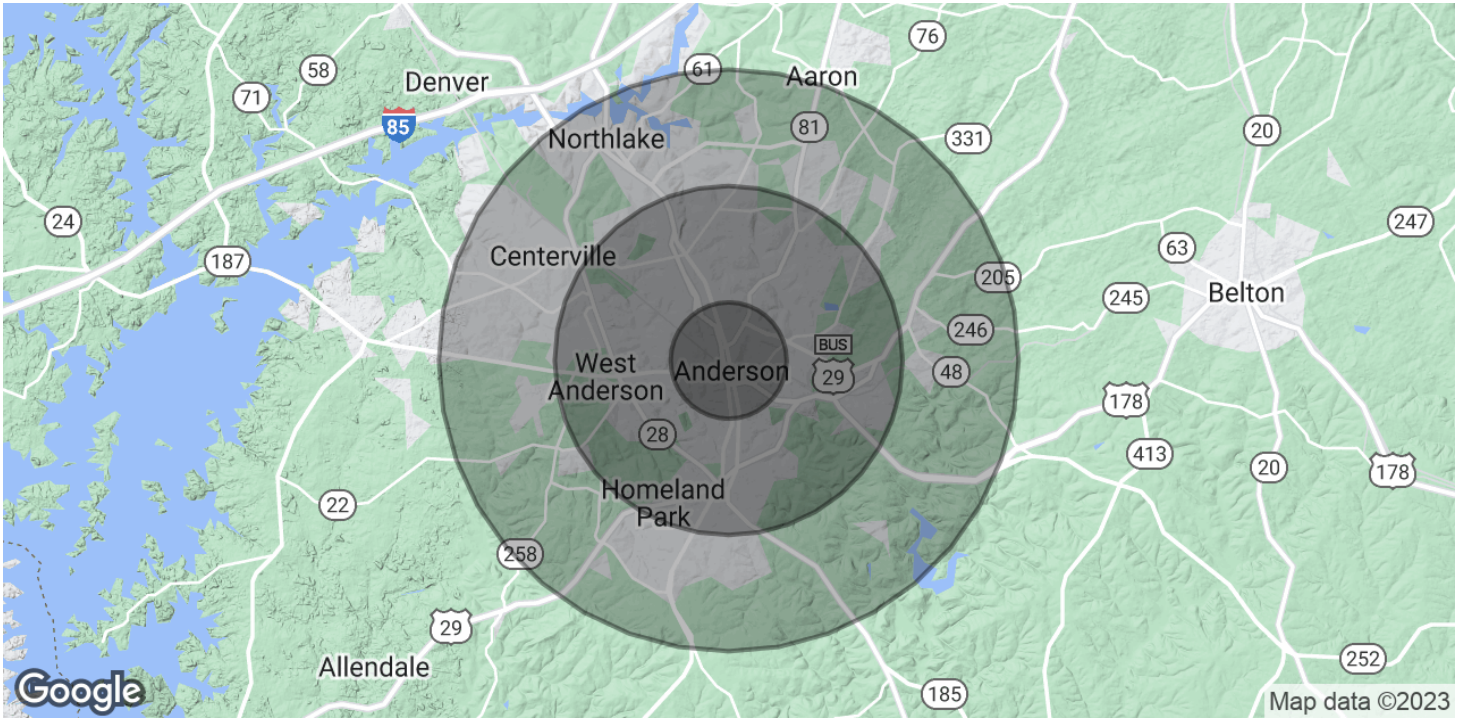


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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,974	39,994	68,805
Average Age	38.6	37.7	39.2
Average Age (Male)	34	35	37
Average Age (Female)	43.8	41.2	41.5

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,292	18,810	31,297
# of Persons per HH	1.8	2.1	2.2
Average HH Income	\$35,913	\$47,345	\$54,730
Average House Value	\$84,180	\$118,005	\$131,300

* Demographic data derived from 2020 ACS - US Census

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