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**BERKSHIRE  
HATHAWAY**  
HomeServices

**C. Dan Joyner,  
REALTORS®**

**Commercial Division**

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[www.JoynerCommercial.com](http://www.JoynerCommercial.com)

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**Presented by**

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# Bring Your Business and Success to Anderson, SC



**210 S Main St  
Anderson SC 29624**

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HomeServices

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# Bring Your Business and Success to Anderson, SC

## 210 S Main St | Anderson SC 29624

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### Uniquely Located in Downtown Anderson next to the highly visible and recognized Historical Sullivan Building

Built in 1890s - full of character and recently revitalized to a clean shell - ready to customize for your business needs  
Across from new construction of Hilton Home2 Suites (South Main/ East Market Streets)

#### Space Spec Include:

- ± 7346 SF Ground Level
- ± 896 SF Mezzanine
- ± 3673 SF Basement
- Lease Rate - \$8.50/SF
- Modified Gross (Landlord pays taxes & insurance)
- Space can be subdivided to tenant specifications
- Tenant Improvements Available



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Asking Price:

**For Lease**

**\$8.50 Modified Gross**

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## Interior Pictures



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**Located next to the Historical Sullivan Building and diagonally across from the new construction of the Home2 Suites by Hilton at South Main and East Market Streets**

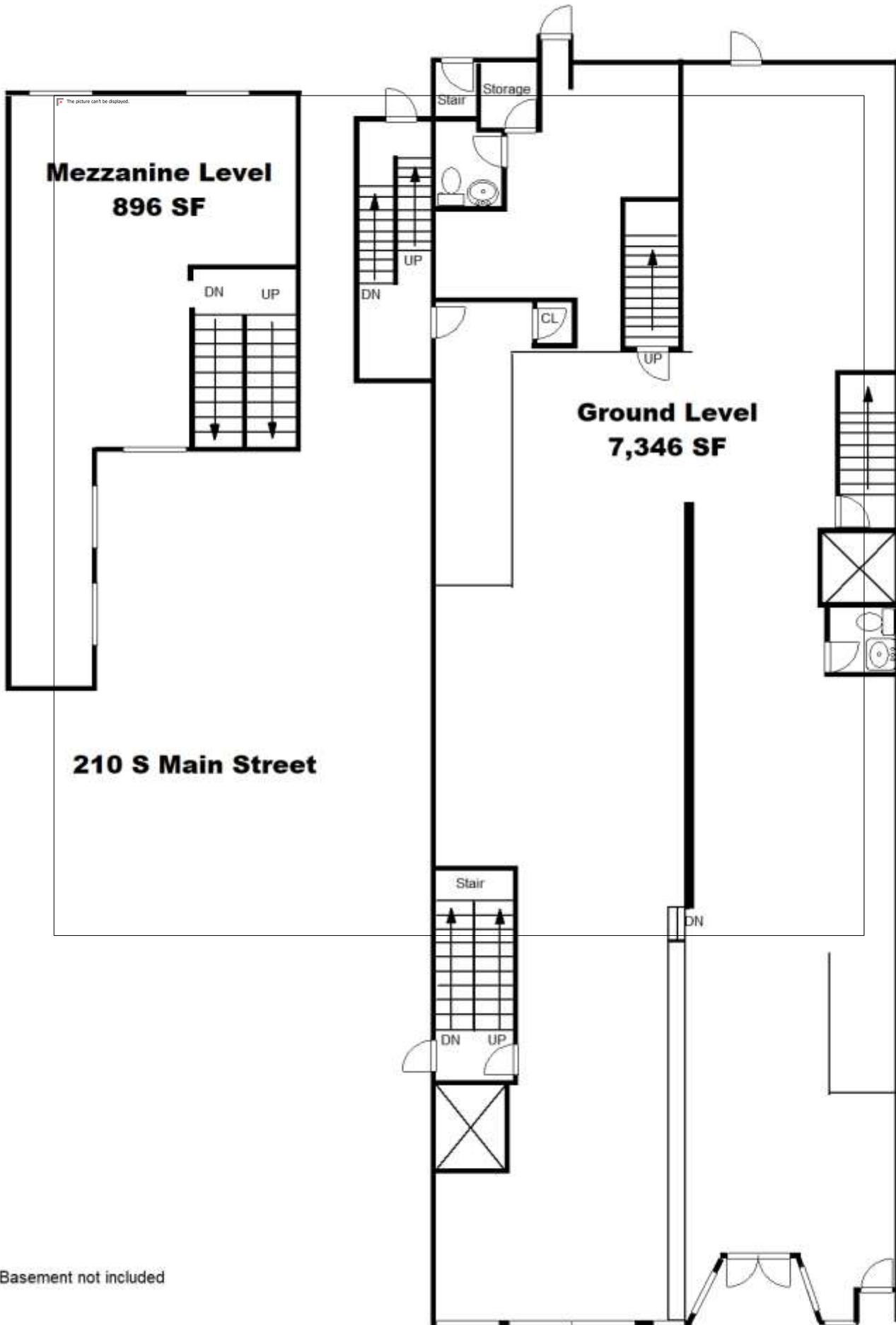
**Ready to finish business space to include HVAC, lighting, ceiling, elevator, plumbing and interior walls ready for immediate up fit**

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# Why Anderson, SC

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The City of Anderson is located in the northwest corner of the state of South Carolina on the Piedmont Plateau. It is the county seat located in the geographical center of the county and principal city in Anderson County. The City is ideally located on the busy Interstate 85 corridor, to which much of its economic growth can be attributed. The City lies on the southern border of Interstate 85 and is approximately 127 miles north of Atlanta, Georgia and 132 miles south of Charlotte, North Carolina.

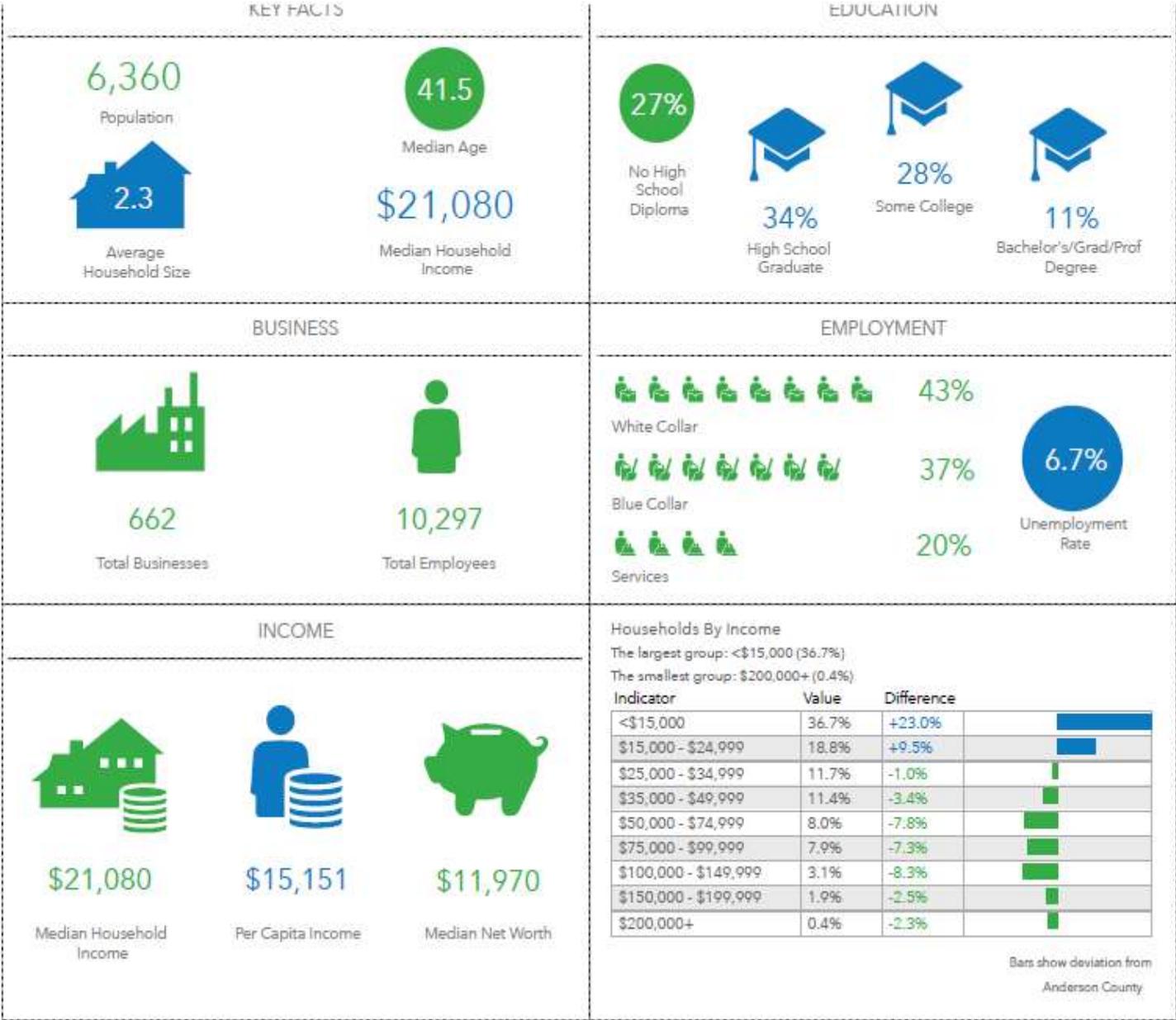
The City encompasses approximately 14 square miles and is located in the geographical center of the county. The I-85 corridor from Atlanta to Charlotte is now known as one of the nation's hottest growth areas. Anderson County, South Carolina lies midway between Atlanta, Georgia and Charlotte, North Carolina. This stretch of highway is one of the heaviest traveled highways in the southeast. Business leaders and development officials in Anderson have taken advantage of this asset, and visible progress is the result. Anderson County was ranked 14th out of 50 as one of the "Hottest American cities for business location," (based on a survey of leading site consultants) according to the January 2001 issue of Expansion Management.



The city of Anderson was named for General Robert Anderson, a Revolutionary War hero who was born in 1741 in August County, Va. He came to South Carolina to help his good friend, Andrew Pickens, in surveying some land that had been given to the English Colony by the Indians. The City was founded in December 1826 and incorporated by an act of Legislature, December 19, 1833. Anderson was the first city in the south to have an unlimited supply of electric power. The first cotton gin in the world to be operated by electricity was in Anderson County in 1897.

From [cityofAnderson.com/](http://cityofAnderson.com/)  
[Link to Downtown Anderson Website](#)

# Key Facts



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# Anderson County Tax Info

## Anderson County, South Carolina

County Home Page (<https://www.andersoncountysc.org/>) | Mobile (<https://propertyviewer.andersoncountysc.org/>)

Geographic Information Systems



Search **Results** Layers

**Results List**

**Details**

Zoom To	Clear
Adjoiners	Buffer

**Anderson County Tax Parcel**

**TMS:** 1233027009  
**Owner:** 210 SOUTH MAIN LLC  
 210 S MAIN ST  
 ANDERSON SC 29624  
**Physical Address:** 210 S MAIN ST  
**Description:** S MAIN ST  
**Deed Reference:** 14082 294  
**Sale Price:** \$5  
**Sale Year:** 2019  
**Previous Owner:** CRESCENT HOLDINGS LLC  
**Total Market Value:** \$770,600  
**Tax District:** 501



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# SCDOT Traffic Counts

SCDOT Traffic Counts 2009-2016 A product of SCDOT GIS/Mapping   

2018 Traffic Counts   2017 Traffic Counts   2016 Traffic Counts   2015 Traffic Counts

2014 Traffic Counts

2013 Traffic Counts

2012 Traffic Counts

2011 Traffic Counts

2010 Traffic Counts

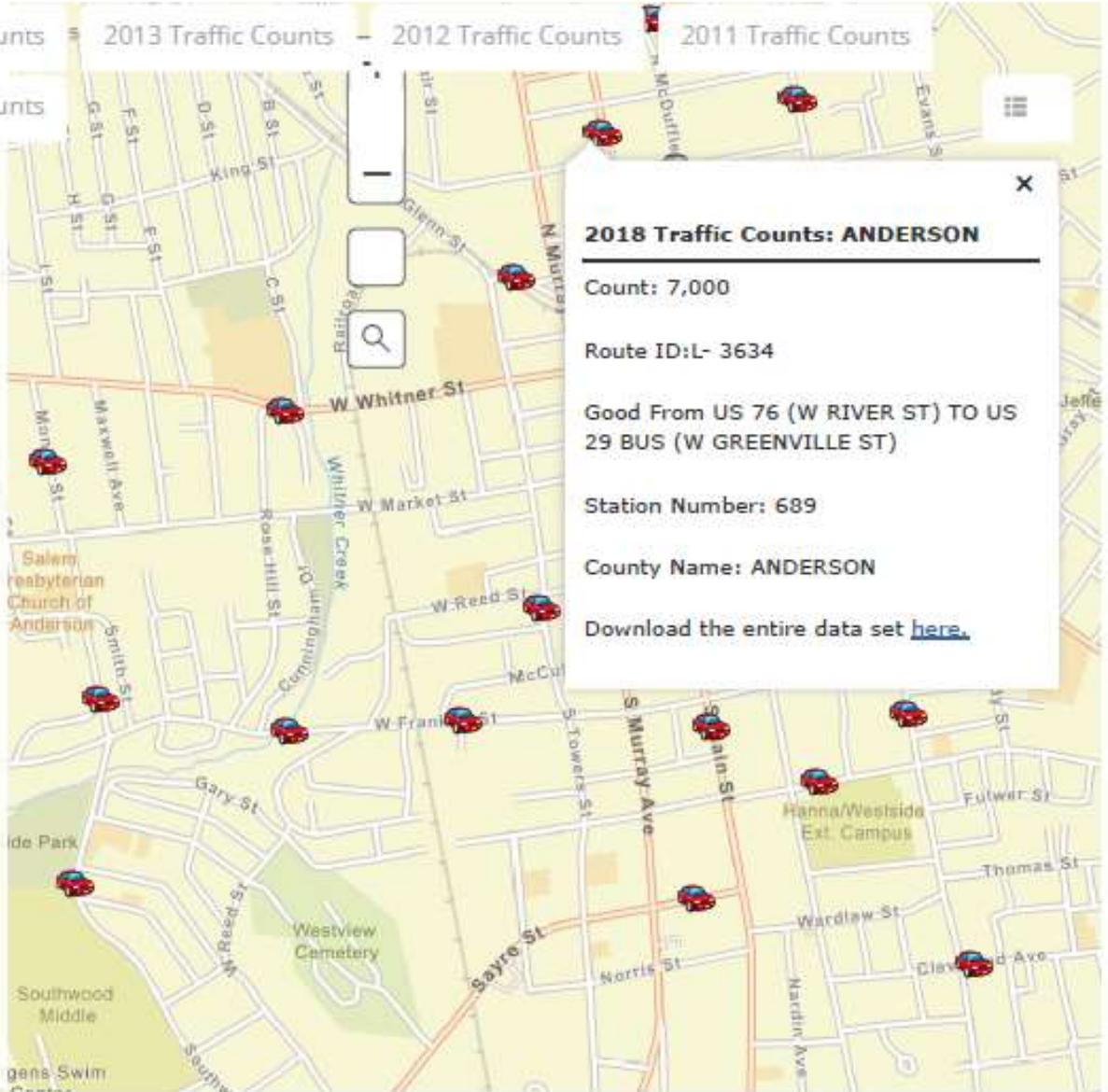
Comparison application. This application will allow you to view traffic count data from the period of 2009-2016.

To view this data in tabular form; click [here](#)

To view pdf maps of the station locations by county or metro area; click [here](#).

To search for a specific location, click the magnifying glass to the right and type in the *full address including city and state*.

If you are using a



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