

2,550 RSF FOR SALE OR LEASE > RETAIL SPACE > ANDERSON



# 2804 E. North Avenue

ANDERSON, SC 29621



## 2804 E. North Avenue

This property is located behind White Jones Ace Hardware in the Pruitt Shopping Center and is on the corner of Whitehall Rd. & E. North Ave.; one block off N. Main Street. Building is minutes from Anderson Mall, downtown Anderson and near I-85.

- > Adjacent to Pruitt Shopping Center
- > 2,550 SF
- > Previous veterinary office
- > Zoning GC
- > 2014 Traffic counts: 8,778 VPD
- > For Lease: \$10.00 PSF/NNN
- > **For Sale: \$149,000**

Demographics 2015	1 Mile	3 Miles	5 Miles
Population	5,684	38,293	69,548
Average HHI	\$51,992	\$51,350	\$53,888

## Contact Us

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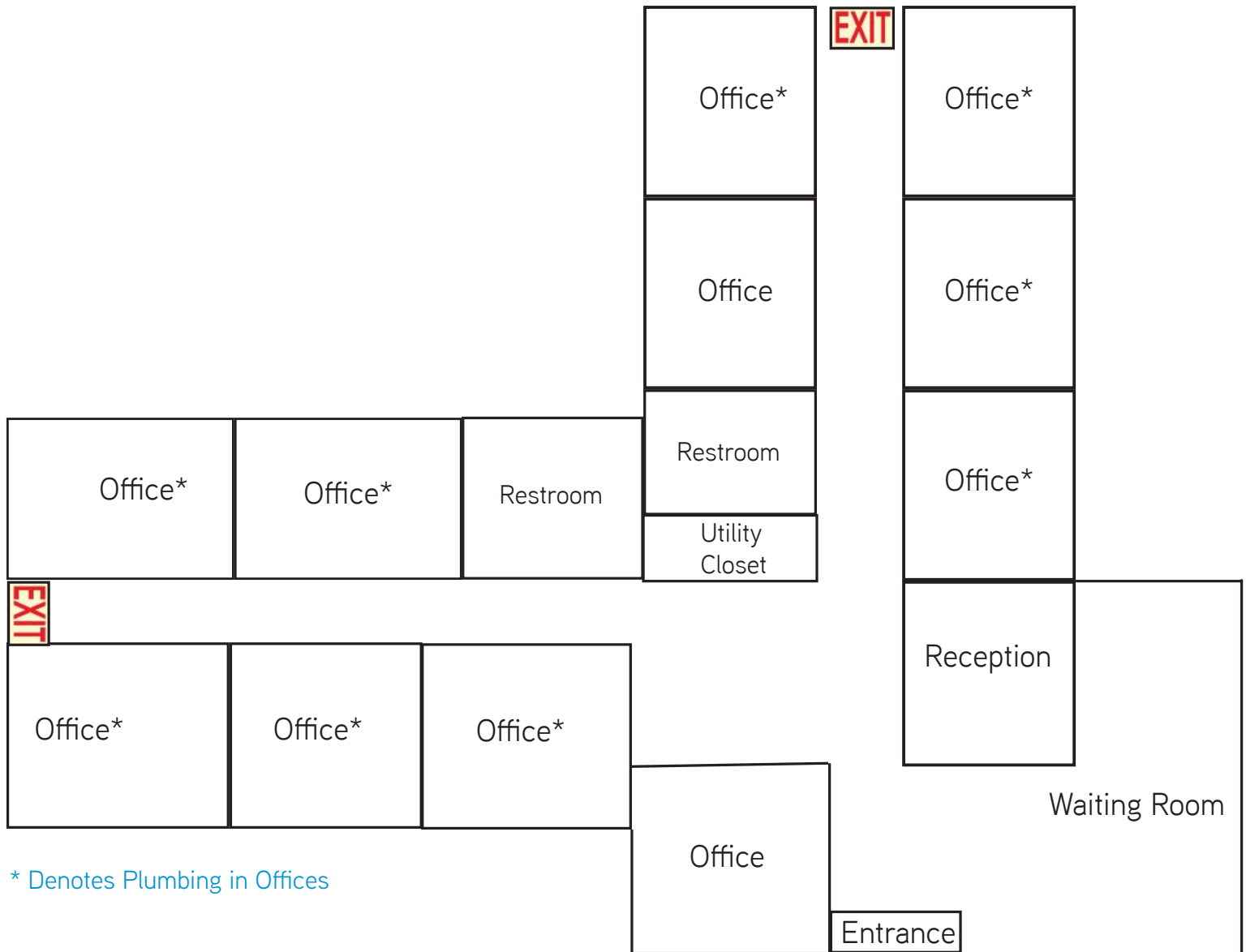
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# FLOOR PLAN



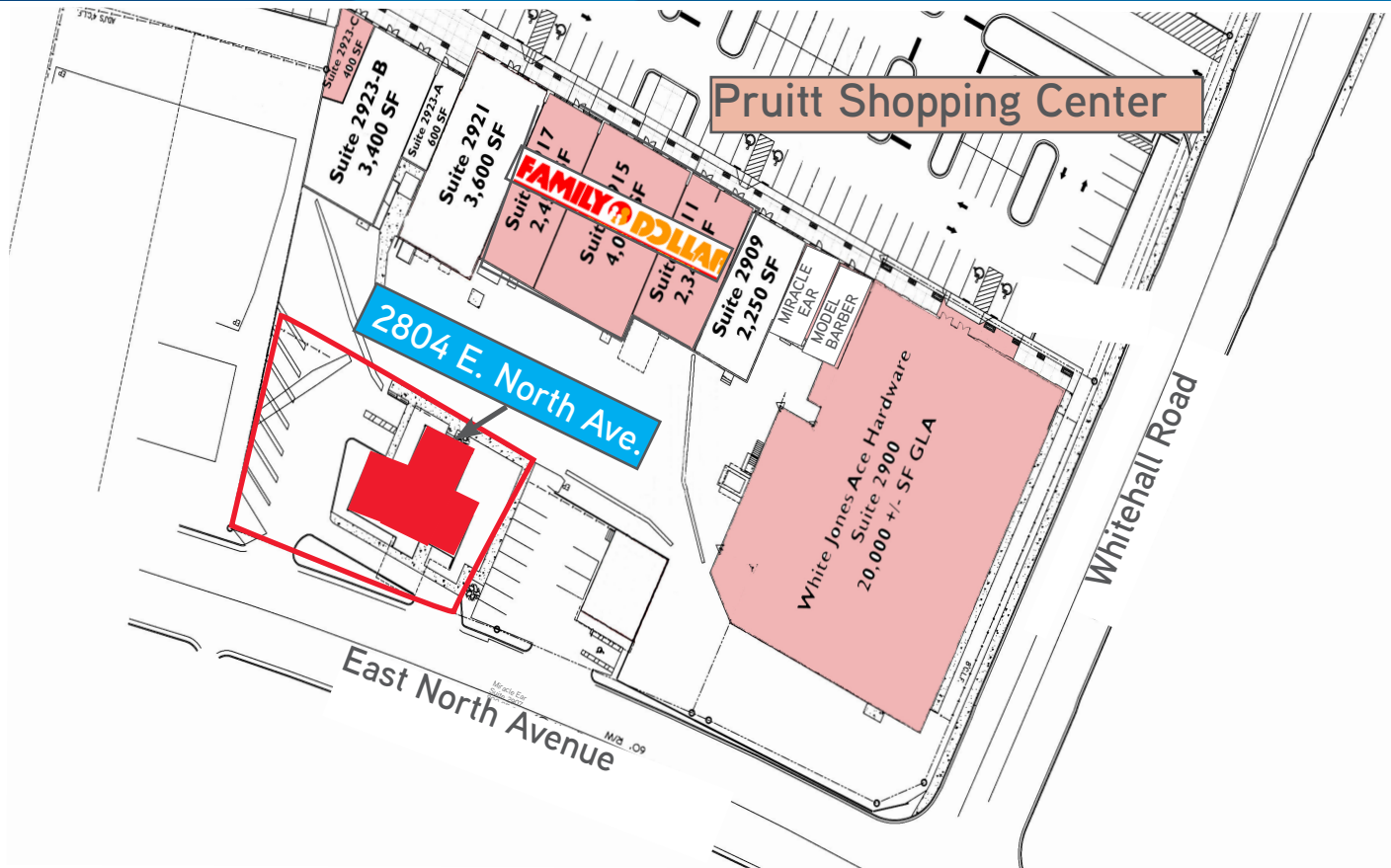
\* Denotes Plumbing in Offices

Note: Proportions are approximate

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## N. Main Street (Clemson Highway) Shopping Corridor

