

# SEARS | ANDERSON MALL

3131 N MAIN ST, ANDERSON, SC 29301

±94,140 SF BUILDING FOR SALE OR LEASE

N Main St



THE CHAMBERS GROUP  
ACCELERATING RETAIL SUCCESS™





## PROPERTY DETAILS

- +/- 94,140 SF Building Available For Sale
- Site is an anchor box (Sears) at Anderson Mall.
- Located on the south-side of the Main Retail Corridor, along N. Main St.
- Quick and easy access to and from I-85.
- Box has limited presence to the street and would be an excellent redevelopment site, as it is located in the retail core.
- Mall is currently owned by Washington Prime REIT.
- Single Story

## DEMOGRAPHICS

RADIUS	1 MILE	3 MILE	5 MILE
Population	5,152	39,350	71,586
Avg. Household Income	\$69,949	\$63,997	\$63,377
Households	2,279	16,388	28,929
Daytime Population	8,201	55,968	86,360



# MARKET OVERVIEW

## *Anderson, South Carolina*

Commonly referred to as the "Friendliest City in South Carolina," Anderson is located 30 miles southwest of Greenville, SC and is the seat of Anderson County. Anderson is home to over 230 manufacturers, including 22 international companies. It is also home to Anderson University, consisting of 3,400 total students.

## *Anderson Mall*

Home to more than 50 stores and restaurants, Anderson Mall is located in Anderson's most dense retail corridor, and is anchored by Belk, Dillard's, and JC Penney.



## FAST FACTS

*Located on the I-85 corridor, almost exactly between Atlanta and Charlotte.*

*Previous recipient of the "All-American City" Award, one of only 10 cities named that year.*

*Located next to Lake Hartwell, one of South Carolina's largest and most vacationed lakes.*

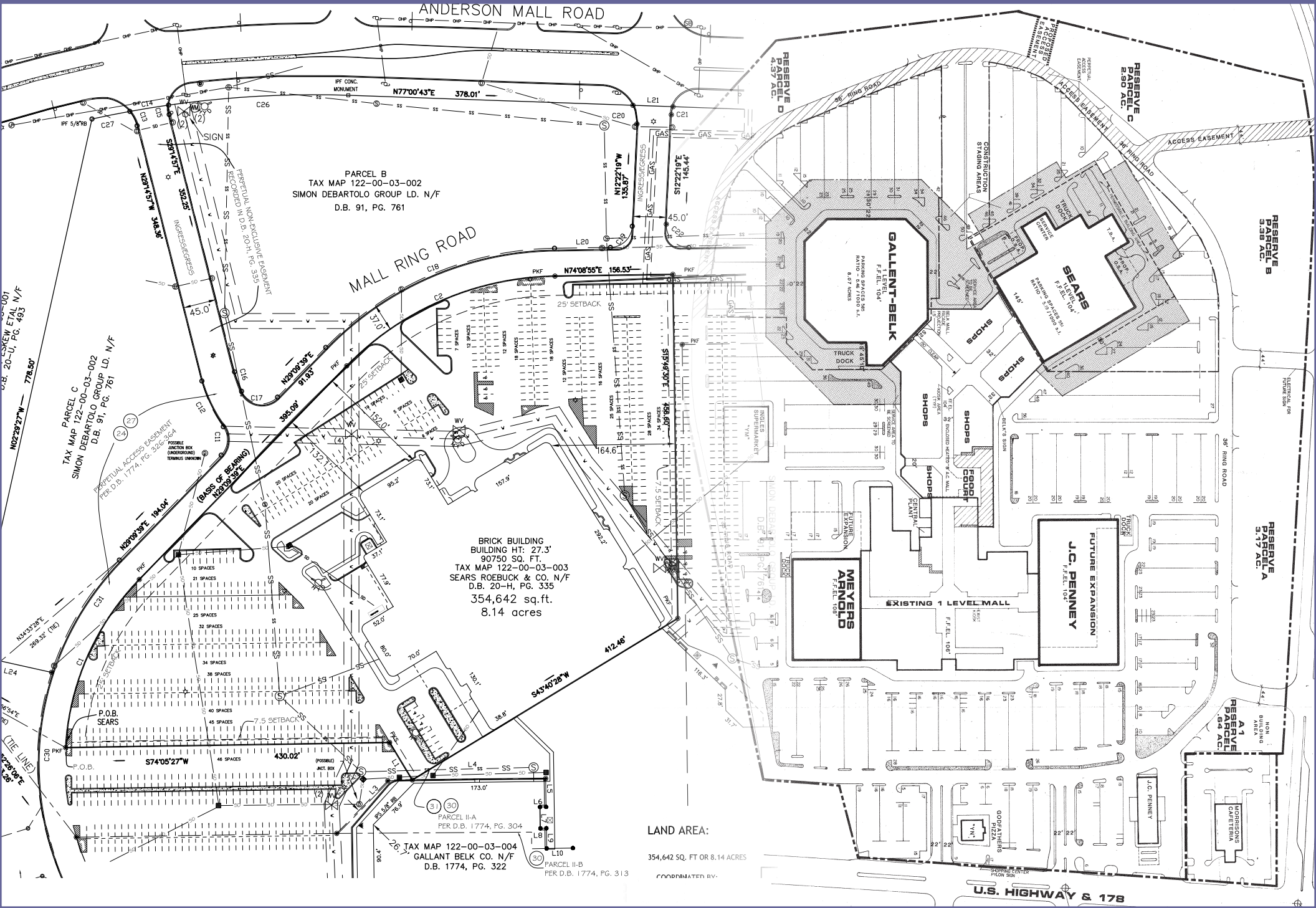


# SITE PHOTOS





# SITE PLAN + SURVEY



PARCEL B  
TAX MAP 122-00-03-002  
SIMON DEBARTOLO GROUP LD. N/F  
D.B. 91, PG. 761

PARCEL C  
TAX MAP 122-00-03-002  
SIMON DEBARTOLO GROUP LD. N/F  
D.B. 91, PG. 761

BRICK BUILDING  
BUILDING HT: 27.3'  
90750 SQ. FT.  
TAX MAP 122-00-03-003  
SEARS ROEBUCK & CO. N/F  
D.B. 20-H, PG. 335  
354,642 sq.ft.  
8.14 acres

PARCEL II-A  
PER D.B. 1774, PG. 304

TAX MAP 122-00-03-004  
GALLANT BELK CO. N/F  
D.B. 1774, PG. 322

PARCEL II-B  
PER D.B. 1774, PG. 313

LAND AREA:  
354,642 SQ. FT OR 8.14 ACRES

COORDINATED BY:

U.S. HIGHWAY & 178



**Anderson Station**

**BIG LOTS!** **OLD NAVY** **ROSS**  
DRESS FOR LESS

**Party City** **HOBBY LOBBY**

**GNC** **Pier Imports**

**SHOE CARNIVAL**

**Hallmark** **PLATOS**

**Boulevard Market Fair**

**Publix** **SPORTSMAN'S** **Durlington**

**Markets at Anderson**

**Target** **LOWE'S** **BEST BUY**

**PETSMART** **Michaels**

**ASHLEY** **TRACTOR SUPPLY CO.**

**North Hills Center**

**Office DEPOT** **Academy**

**TJ-MAXX**

**Anderson Mall**

**belk** **Dillard's**

**jcpenny** **BAM!**

**GNC** **CHAMPS**

**Midtowne Park**

**KOHL'S** **DICK'S**

**STAPLES** **ULTA**

**Miracle Mile SC**

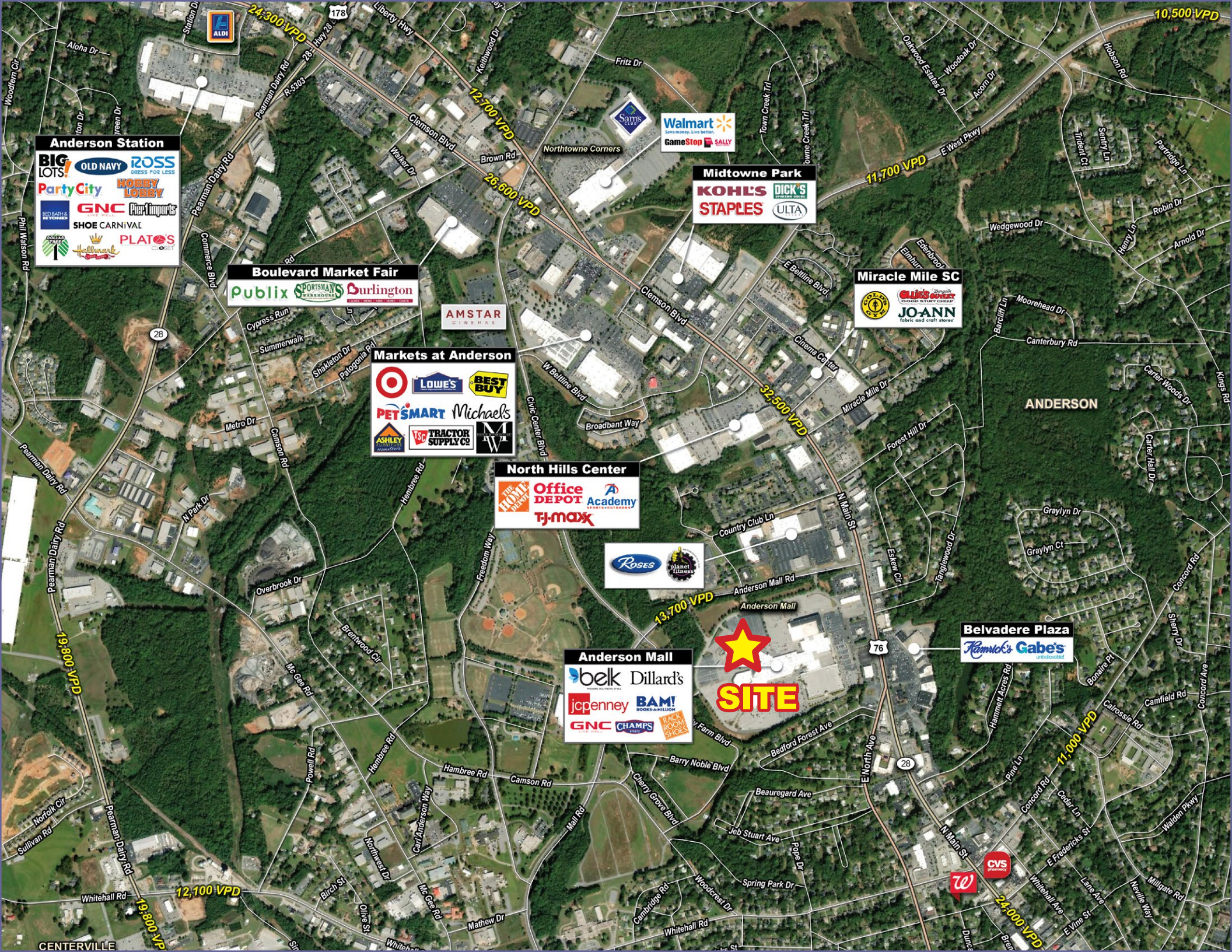
**JO-ANN**

**Belvadere Plaza**

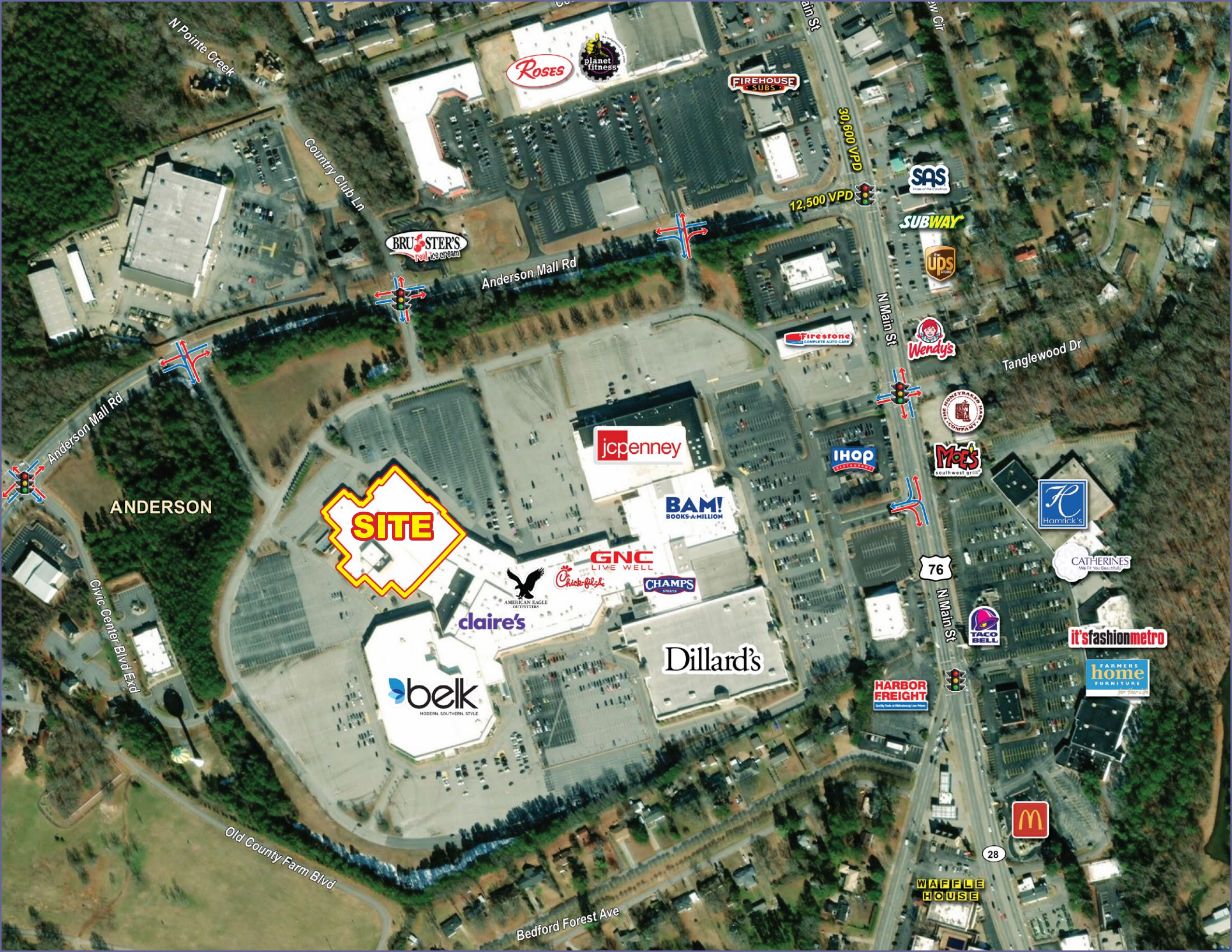
**Kramick's Gabe's**



**SITE**







N Pointe Creek

Country Club Ln

Anderson Mall Rd

Anderson Mall Rd

ANDERSON

Civic Center Blvd Ext

Old County Farm Blvd

Bedford Forest Ave

30,600 VPD

12,500 VPD

SAS

SUBWAY

UPS

Wendy's

Moe's

76

N Main St

TACO BELL

it's fashion metro

FARMERS HOME FURNITURE

McDonald's

28

Waffle House

SITE

jcpenny

BAM!

GNC

Chick-fil-A

CHAMPS

claire's

belk

Dillard's

Hamrick's

CATHERINES

ROSES

planet fitness

FIREHOUSE SUBS

BRUSTER'S

Firestone

ROCKY BAKER'S

IHOPE

76

HARBOR FREIGHT

ROSES

planet fitness

FIREHOUSE SUBS

BRUSTER'S

Firestone

ROCKY BAKER'S

IHOPE

76

HARBOR FREIGHT

ROSES

planet fitness

FIREHOUSE SUBS

BRUSTER'S

Firestone

ROCKY BAKER'S

IHOPE

76

HARBOR FREIGHT

ROSES

planet fitness

FIREHOUSE SUBS

BRUSTER'S

Firestone

ROCKY BAKER'S

IHOPE

76

HARBOR FREIGHT





## CONTACT FOR SALE OR LEASE DETAILS

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