

# LEASE

**THE POST** 401 N. Main Street  
Anderson, SC 29621



**AVAILABLE: +/-3,123 SF**  
**ALSO FEATURES EXCLUSIVE USE OF +/-1,615 SF ADJOINING COVERED PATIO**

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**Harry Croxton**  
404.985.8856



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ENTRY TO SUBJECT SPACE FROM COVERED PATIO

## OFFERING SUMMARY

|                |                           |
|----------------|---------------------------|
| Lease Rate:    | Contact Agent for Details |
| Building Size: | +/-12,000 SF              |
| Available SF:  | +/-3,123 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

- +/-3,123 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
- Now available for Tenant buildout
- Opportunity for Tenant collaboration in buildout of space

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OFFICE ENTRY LOBBY FROM MAIN STREET



PATIO VIEW FROM CORNER OF FEDERAL STREET AND MAIN STREET



THE POST

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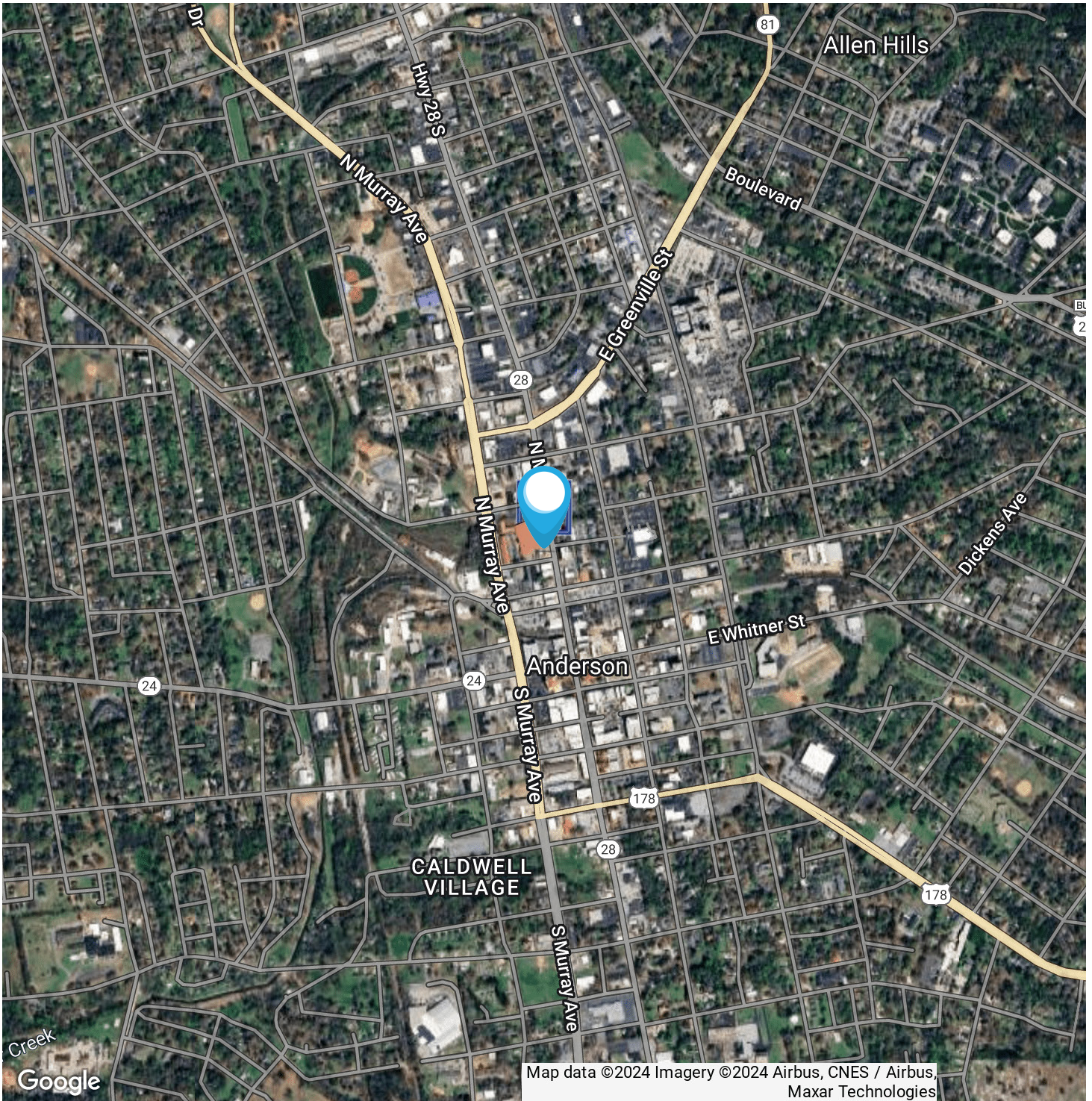
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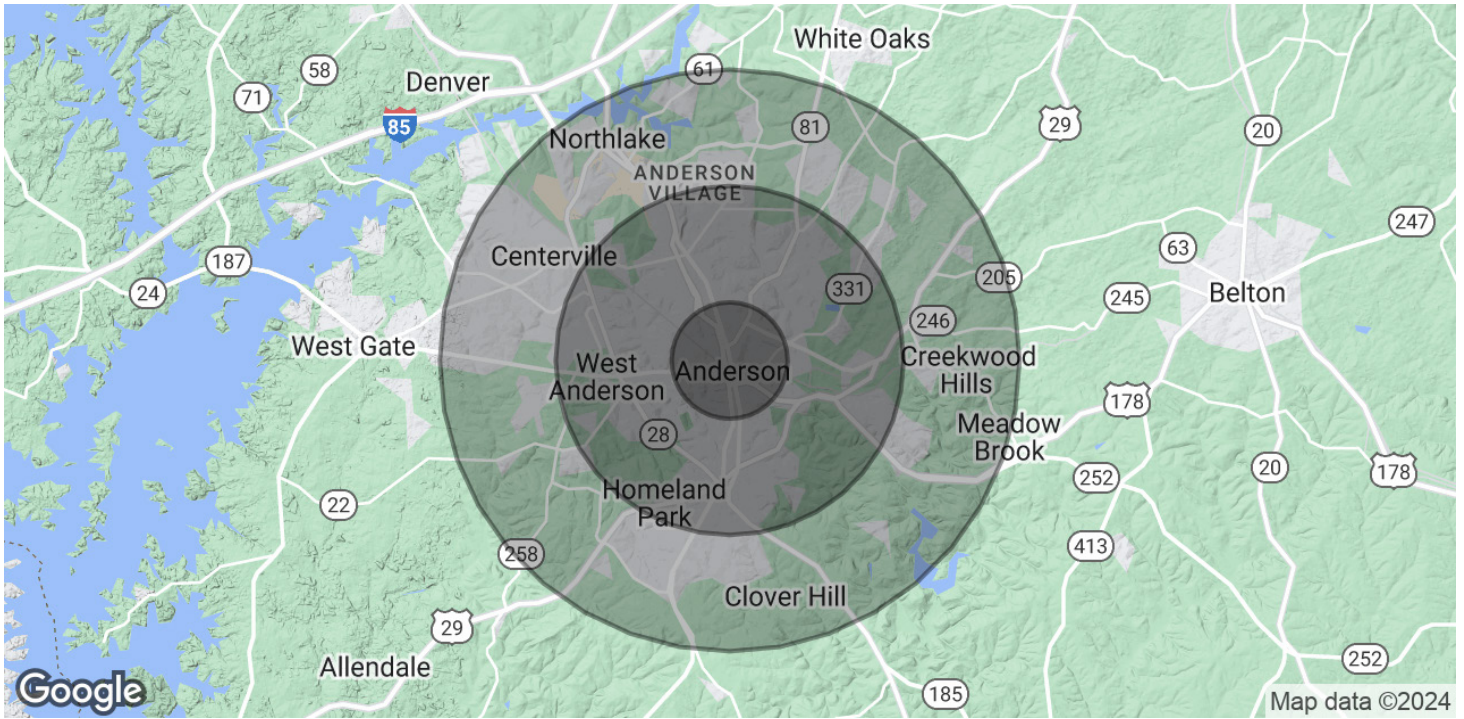
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| POPULATION           | 1 MILE   | 3 MILES   | 5 MILES   |
|----------------------|----------|-----------|-----------|
| Total Population     | 5,974    | 39,994    | 68,805    |
| Average Age          | 38.6     | 37.7      | 39.2      |
| Average 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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