

FOR LEASE

±2,000-SF Retail Suite with Convenient Access to N Main Street

2812 N Main Street, Anderson, SC

Garrison Smith
Brokerage Associate
+1 864 527 5431
garrison.smith@colliers.com

Scott Burgess, MBA
Vice President
+1 864 527 5434
scott.burgess@colliers.com

Lease Rate

Call to Discuss

Property Overview

Property Description

2812 N Main Street offers one ±2,000 SF suite available for lease in Anderson, SC. Situated along N Main Street, which sees approximately ±34,400 vehicles per day, the property provides excellent visibility and convenient access to the surrounding area.

The property is surrounded by established retailers including Mama Penn's, QuikTrip, Biscuitville, Whataburger, Arby's and Burger King. Located within a prominent retail corridor, 2812 N Main Street benefits from strong commercial activity and continued residential growth, making it an ideal location for a variety of retail or service-oriented users.



Highlights

- For lease
- ±2,000 SF
- Lease rate: Call to discuss
- Excellent visibility
- Pylon signage
- ±28 surface parking spaces
- ±105' of frontage on N Main Street
- ±34,400 VPD on N Main Street
- Flexible floor plan



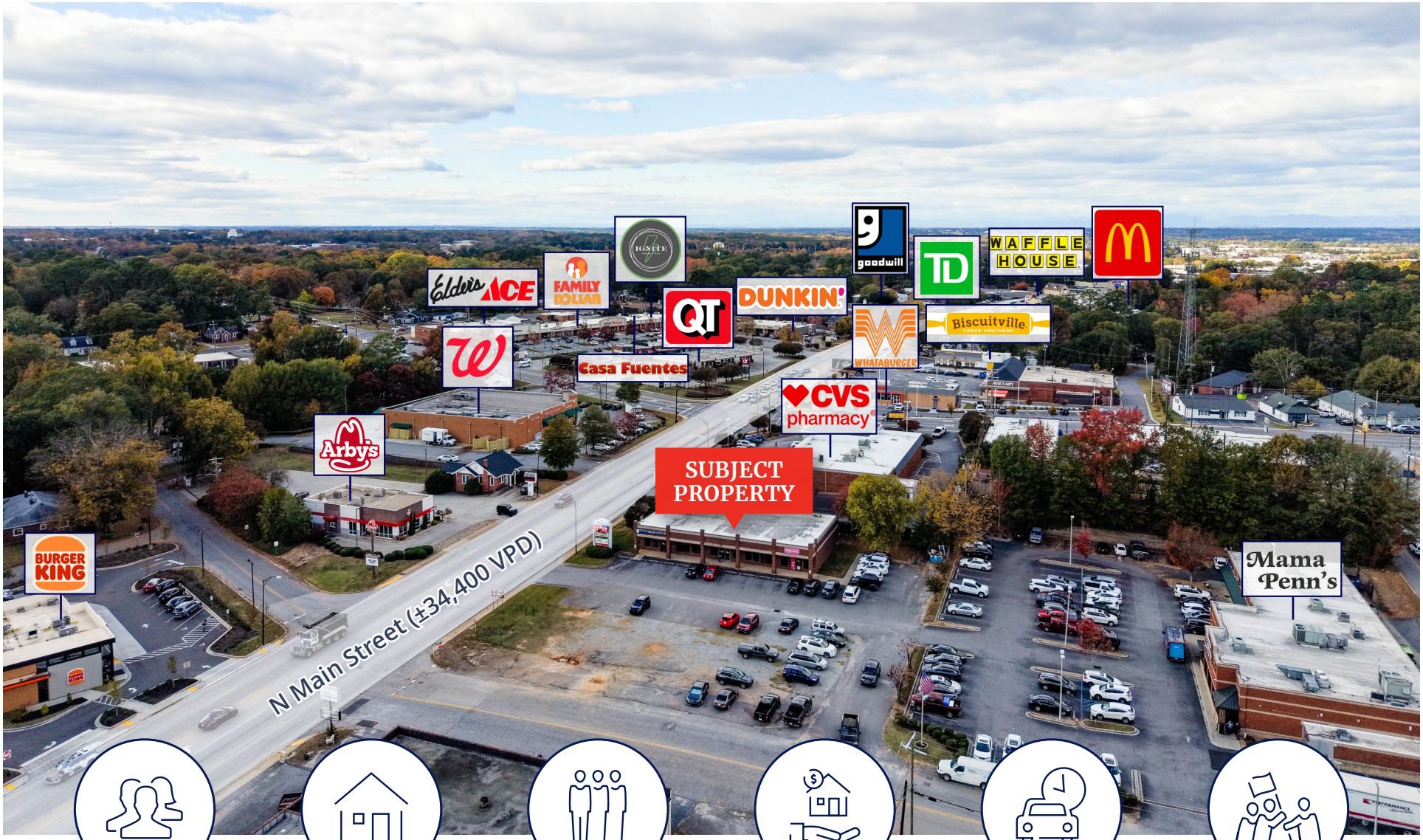
Lease Rate

Call to Discuss

Floor Plan


13' 8"
8' 4"
4' 1"
6' 11 3/4"
10' 7 3/4"
6' 6 3/4"
3' 2 1/2"
6' 4"
3' 8"
7' 8 3/4"
4' 10 1/2"
Private Office
166.39 sq ft (14' 1/2" × 14' 7 1/4")
Conference Room
299.43 sq ft (21' 7 1/4" × 13' 10 3/4")
Hall
300.41 sq ft (28' 10 1/2" × 21' 3 1/2")
Kitchenette
130.53 sq ft (18' 8 1/2" × 12' 4 1/2")
Restrooms
42.34 sq ft
7' 8 3/4" × 5' 5 3/4"
Restrooms
43.74 sq ft
6' 1 1/4" × 8' 1 1/2"
Reception
245.25 sq ft (18' 3 1/4" × 14' 7")
14' 7"
21' 3 1/4"
3' 11"
7' 1/4"

Surrounding Area



43,912
Total Population
within 3 miles

18,412
Total Households
within 3 miles

39
Median Age
within 3 miles

$85,005
Avg HH Income
within 3 miles

22 mins
Median Commute
within 3 miles

95.4%
Employed Labor Force
within 3 miles

Surrounding Retail



Retail Team



Garrison Smith

Brokerage Associate
+1 864 527 5431
garrison.smith@colliers.com



Scott Burgess, MBA

Vice President
+1 864 527 5434
scott.burgess@colliers.com



Josh Seibert

Brokerage Associate
+1 864 527 5417
josh.seibert@colliers.com

Lead Brokers for Property

Copyright © 2026 Colliers International. Information herein has been obtained from sources deemed reliable, however its accuracy cannot be guaranteed. The user is required to conduct their own due diligence and verification.

Colliers