

# Belvedere Plaza

3100 N Main St, Anderson, SC 29621



- 151,985 SF community shopping center, on 3100 N Main Street (23,993 VPD)
- Well-positioned on the premier retail corridor in Anderson, across from the Anderson Mall and to the south of I-85.
- Anchored by Bargain Hunt, Hamrick's, and Farmer's Furniture the center has an attractive mix of national and local tenants.

## DEMOGRAPHICS

|                        | 1 MILE | 3 MILES | 5 MILES |
|------------------------|--------|---------|---------|
| POPULATION             | 5,777  | 39,580  | 70,928  |
| AVERAGE HH INCOME (\$) | 70,055 | 68,906  | 67,566  |
| MEDIAN HH INCOME (\$)  | 57,860 | 51,663  | 52,164  |

## LEASING

**Julie O'Donnell**  
**877-244-8532**

## Highlighted Availability

|     |          |
|-----|----------|
| 060 | 5,600 SF |
| 120 | 4,908 SF |
| 100 | 2,000 SF |



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|            |                       |                 |            |                    |                 |
|------------|-----------------------|-----------------|------------|--------------------|-----------------|
| RNRTIRE    | RNR Tire              | 6,400 SF        | 110        | GameStop           | 2,200 SF        |
| 045        | Houser Shoes GB Shoes | 9,013 SF        | <b>120</b> | <b>Available</b>   | <b>4,908 SF</b> |
| 050        | Hamrick's             | 40,860 SF       | 130        | Men's Cuts         | 630 SF          |
| <b>060</b> | <b>Available</b>      | <b>5,600 SF</b> | 150        | Kool Smiles        | 7,000 SF        |
| 065        | City Gear             | 4,600 SF        | 160        | It's Fashion Metro | 10,319 SF       |
| 070        | Diamonds-N-Gold       | 2,040 SF        | 180        | Farmers Furniture  | 17,400 SF       |
| 080        | SalonCentric          | 2,474 SF        | 190        | Bargain Hunt       | 23,500 SF       |
| 090        | C&C Telecomm          | 1,800 SF        | 240        | Pro Nails          | 1,141 SF        |
| <b>100</b> | <b>Available</b>      | <b>2,000 SF</b> | 250        | Savvy Sister       | 8,100 SF        |