



## AVAILABLE FOR LEASE

2600 Anderson Road Plaza  
Greenville, SC 29611



Picture taken on a Sunday morning in order to get a clear view of new sealed and striped parking lot.

**Directions:** Exit I-85 @ Hwy 25, Whitehorse Road exit, go north 2.1 miles, turn right on Anderson Road property immediately on left.

**Property Type:** Shopping Center with Retail and Restaurant tenants.

**Tenant Mix:** American Freight, Walgreens, Simply 10, Dollar General, Extreme Colors, HR Block, Panderia Especial, #1 China, Coin Laundry, and 1st American Cash

**Traffic Count:** Anderson Rd. 13,400 vpd & White Horse Rd. 32,400 vpd

**Price:** In-Line Space \$12.00 per s.f. NNN

**Space Available:** In-Line Space 4,800 s.f.

Conveniently located near the major intersection of Anderson Rd., (Hwy 81) and Whitehorse Rd., (Hwy 25). The site is near Carolina High School & Academy and Armstrong Elementary. The center has a generous amount of parking with several signage options that include two roadside marquees.

M.S. Shore Company, Inc.  
904 N. Church St.  
Greenville, SC 29601

Phone (864) 235-3898  
Fax (864) 235-0448  
[msshore@msshore.com](mailto:msshore@msshore.com)

No warranty or representation, expressed or implied is made as to the accuracy of the information contained herein and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice and to any special listing conditions imposed by our principals.

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BIRDS-EYE VIEW



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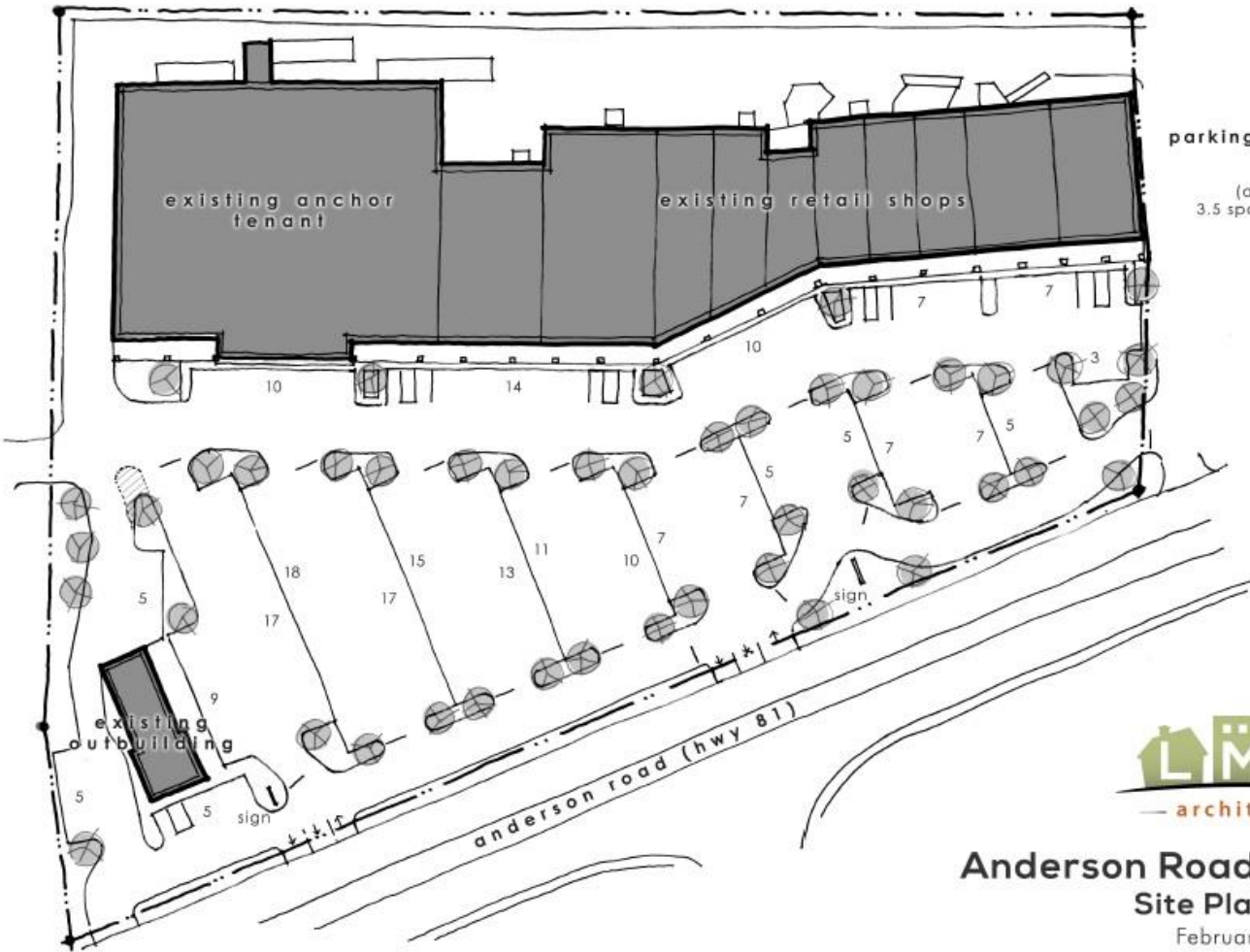
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### parking summary

219 spaces  
(approximately  
3.5 spaces / 1000sf)



## Anderson Road Plaza Site Plan Study

February 18, 2015

### Link to Video of Shopping Center

[https://youtu.be/8hKL0V\\_cfjc](https://youtu.be/8hKL0V_cfjc)

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**Pictures taken on a Sunday morning to get a clear view of new sealed and stripped parking lot.**



**Suite AA  
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4,800 s.f.**



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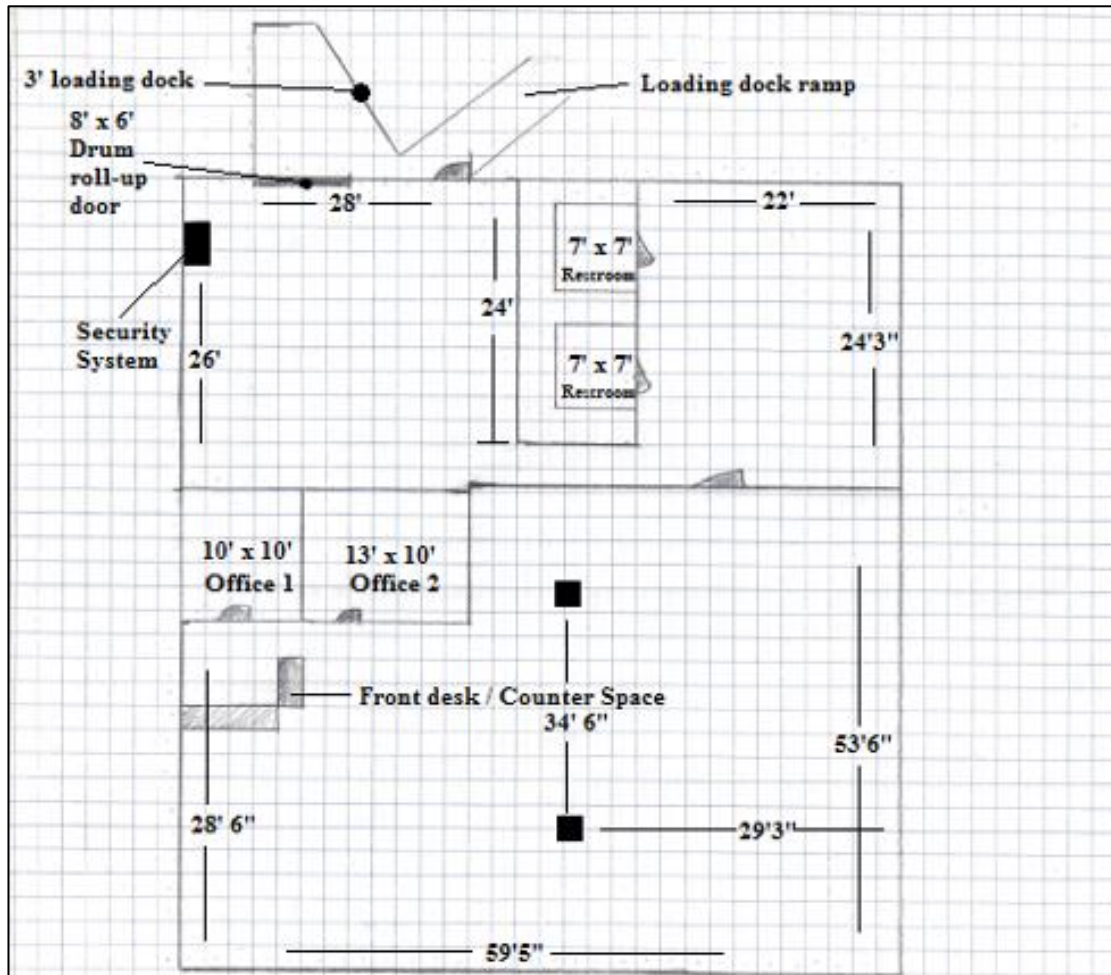
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*4,800 s.f. Floor Plan*



**DISCLAIMER:**

M.S. Shore Company does its best to measure properties as accurately as possible. However, we do NOT guarantee 100% accuracy on all floor plans created. Please treat each floor plan as an estimate and conduct your own measurements.

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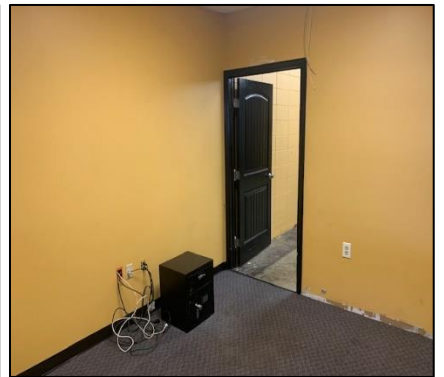
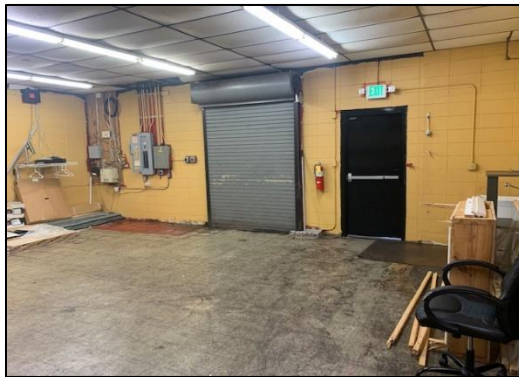
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Suite AA Pictures



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