

Windsor Place sold in Anderson for \$5.9M in online auction

[Jason Thomas](#) // May 8, 2025



A real estate brokerage firm has sold a shopping center in Anderson.

[Marcus & Millichap](#) has sold Windsor Place Shopping Center, a 10-suite retail shopping center located at 1520 E. Greenville St. The property sold for \$5.9 million through an online auction sale conducted by Marcus & Millichap, according to a news release.

The auction attracted significant investor attention, with 138 signed confidentiality agreements, 13 registered bidders and a winning bid that came in 64% above the reserve price, the release stated.

“Bidding for Windsor Place was highly competitive, with interest from both developers and users,” said Andrew Margulies, senior managing director investments at Marcus & Millichap, in the release. “The buyer plans to convert the property into a medical facility for AnMed Hospital System, which will further strengthen the area’s dynamic growth. The property is located in between two AnMed Hospital campuses which makes Windsor Place a strategic location. There was a lot of interest from retail users and buyers as well.

“With Anderson’s steady population growth and low retail vacancy, we anticipate continued upward pressure on retail rents in the [Greenville-Anderson market](#).”

Harrison Creason and Alex Buckman and Margulies, investment specialists in Marcus & Millichap’s Raleigh and Charleston offices, had the exclusive listing to market the property on behalf of the seller, a private partnership, the release stated. The agents collaborated with Adam Sklaver and Philip Kates of Marcus & Millichap’s Commercial Property Auction Services to market the asset and secure the buyer, an affiliate of AnMed Hospital System.

Windsor Place is an approximately 82,267-square-foot, multi-tenant shopping center that is 25% occupied and anchored by national tenants including Goodwill and ATI Physical Therapy, located less than two miles from AnMed Medical Center and Anderson University, according to the release.