



CLEMSON COMMON STRIP CENTER

4629 Clemson Boulevard, Anderson, SC 29621

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PROPOSED EXTERIOR RENDERING

SCALE: NTS

PROPERTY DESCRIPTION

Coming soon to Clemson Common: an 11,800 SF, newly constructed multi-tenant strip center strategically located behind and above Lot 1, offering excellent visibility from Highway 76 and strong exposure to I-85 exit traffic. Leasing opportunities include a drive-thru end cap, multiple in-line spaces, and an end-cap suite with patio seating. Lease Rates between \$35/SF NNN and \$45/SF NNN. Call Listing Broker for more detail.

OFFERING SUMMARY

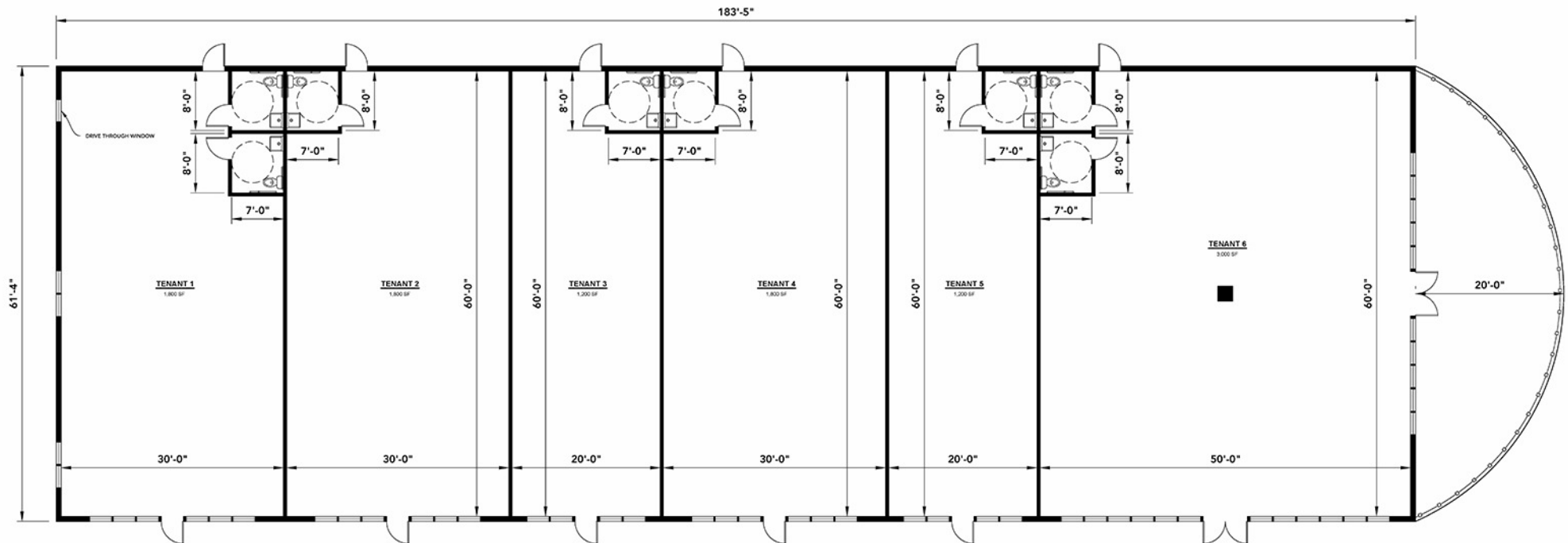
Lease Rate:	\$35 - 45 SF/yr (NNN)
Number of Units:	6
Building Size:	11,800 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	338	4,699	17,332
Total Population	732	10,900	41,290
Average HH Income	\$102,440	\$91,776	\$86,772



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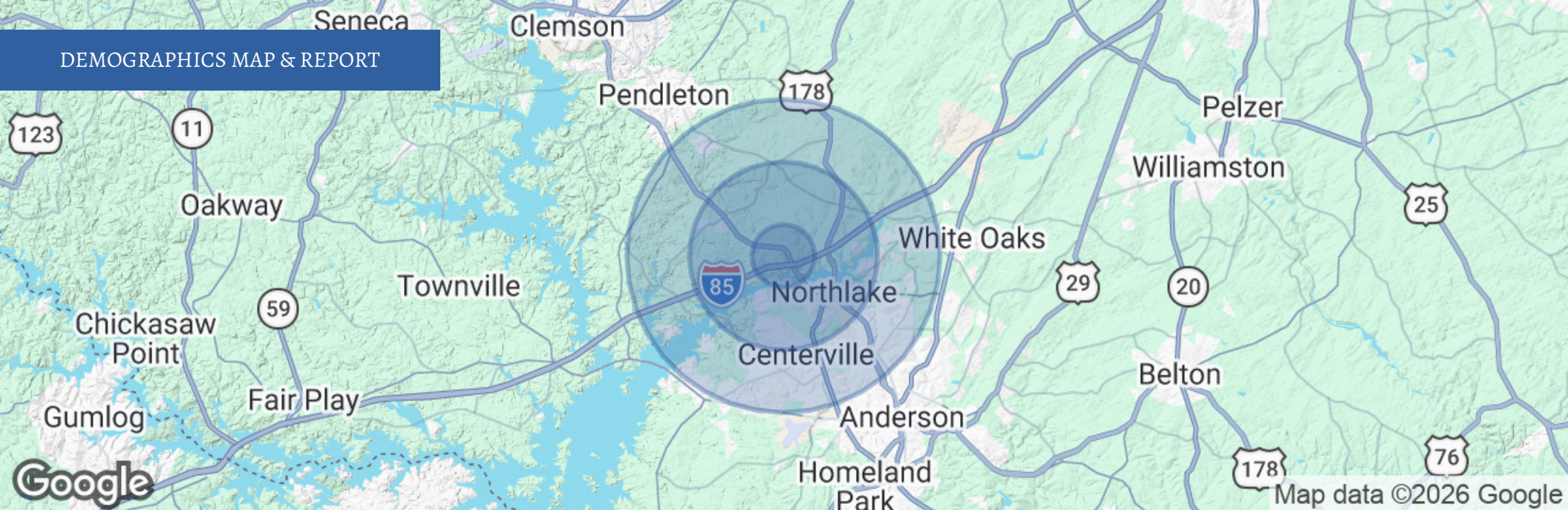


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A-1.0
PROPOSED FLOOR PLAN
SCALE: 1/8" = 1'-0"



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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	732	10,900	41,290
Average Age	48	43	43
Average Age (Male)	47	42	42
Average Age (Female)	49	45	44

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	338	4,699	17,332
# of Persons per HH	2.2	2.3	2.4
Average HH Income	\$102,440	\$91,776	\$86,772
Average House Value	\$364,534	\$318,229	\$297,089

2020 American Community Survey (ACS)



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