

BOULEVARD MARKET FAIR – ANDERSON, SC



LOCATION: Boulevard Market Fair is located at the signalized intersection of Clemson Boulevard and Salem Church Road in Anderson, South Carolina.

AVAILABILITY:
2,800 Square Feet

LOCATION OVERVIEW: Just 2.3 miles from I-85, Boulevard Market Fair is conveniently located on Clemson Boulevard – the main highway in Anderson and the main thoroughfare to Clemson University. Boulevard Market Fair is also suitably situated between two of Anderson’s most popular shopping destinations – Anderson Mall (anchored by Belk, JCPenney, Sears, and Dillard’s) and Anderson Station (HH Gregg, Old Navy, Bed Bath & Beyond, Ross, Pier 1, Party City, Dollar Tree, Shoe Carnival, and Hobby Lobby). New retail to the area includes Kohl’s, Staples, and Dick’s Sporting Goods.

The shopping center is adjacent to Kmart. Chili’s, Longhorn Steakhouse, Chick-fil-A, and Wal-Mart Supercenter are all within the immediate vicinity. The site is located one mile from the Anderson Civic Center and the Anderson Sports and Entertainment Center.

MARKET OVERVIEW: Anderson County is a business-friendly community located along I-85 in the heart of Upstate South Carolina. Anderson has experienced tremendous growth in the last several years primarily due to its proximity to I-85, Greenville and Northeast Georgia. Anderson has become a major shopping destination for not only Anderson residents but also for residents of Northeast Georgia.

CAROLINA HOLDINGS, INC.

SHOPPING CENTER: Boulevard Market Fair is 60,346 square feet and consists of the following retailers:

- ❖ Publix 56,146 SF
- ❖ Hair Masters 1,400 SF

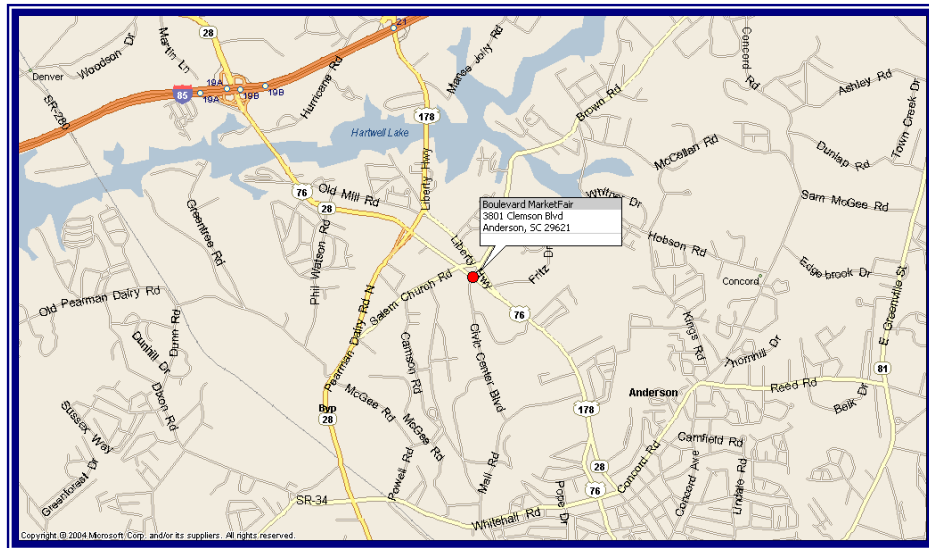
DEMOGRAPHICS:

2011 Estimates	1 Mile Radius	3 Mile Radius	5 Mile Radius
Population	3,660	24,556	58,522
Avg Household Income	\$51,229	\$60,608	\$57,195
HH Growth 1990-2000	22%	17%	14%

TRAFFIC COUNTS:

Clemson Boulevard/US 76 (US 178 to Concord Road) 31,500 (2008 AADT)
 Clemson Boulevard/US 76 (I-85 to US 178/28 Bypass) 27,200 (2008 AADT)

AREA MAP:



For additional information, contact:

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